



North Tyneside Council Local Plan Sustainability Appraisal Report

June 2016

Contents

1. NON-TECHNICAL SUMMARY.....	5
Introduction.....	5
Scoping	6
Carrying out the SA (November 2013)	7
Carrying out the Consultation Draft SA (February 2015).....	8
Carrying out the Pre-Submission Draft SA (November 2015).....	10
Carrying out the Submission Draft SA (June 2016)	11
Conclusions.....	13
2. INTRODUCTION.....	15
Purpose of Sustainability Appraisal.....	15
Appropriate Assessment	18
3. LOCAL PLAN PREPARATION AND SA	20
Local Plan Preparation in North Tyneside.....	20
The Sustainability Appraisal Process and Plan Preparation.....	21
4. SCOPING.....	23
Scoping Report June 2013	23
Revised Objectives 2014	25
Scoping Report August 2015	27
5. SUSTAINABILITY APPRAISAL 2013.....	29
Officer Meetings.....	29
Matrix Approach	30
Policies Approach	31
Sites Approach.....	32

6. SUSTAINABILITY APPRAISAL CONSULTATION DRAFT 2015	34
Appraisal of Local Plan Objectives	34
Appraisal of Local Plan Growth Options	36
Growth Options SA and Outcomes	39
Further Consideration of Growth Options	40
Appraisal of Policies	43
Appraisal of Sites	44
7. SUSTAINABILITY APPRAISAL PRE-SUBMISSION DRAFT 2015	46
Appraisal of Local Plan Objectives	46
Appraisal of Local Plan Growth Options	47
Appraisal of Policies	48
Appraisal of Sites	49
Strategic Sites	49
8. SUSTAINABILITY APPRAISAL SUBMISSION DRAFT 2016	52
Appraisal of Local Plan Objectives	52
Appraisal of Local Plan Growth Options	53
Appraisal of Policies	53
Appraisal of Sites	54
Strategic Sites	56
9. ASSESSMENT OF IMPACTS OF THE LOCAL PLAN POLICIES AND SITE ALLOCATIONS.....	57
General	57
Economic SA Objectives	59
Social SA Objectives	59
Environmental SA Objectives	61

10. IDENTIFYING INDICATORS TO MONITOR LOCAL PLAN POLICIES.....	64
Introduction.....	64
Monitoring Framework	65
11. CONCLUSION.....	66
12. NEXT STEPS	67
APPENDIX 1: OFFICER MEETINGS	68
APPENDIX 2: SUMMARY OF POLICY ASSESSMENT FOR THE LOCAL PLAN: CONSULTATION DRAFT 2013.....	83
APPENDIX 3: SUMMARY OF SITES ASSESSMENT FOR THE LOCAL PLAN: CONSULTATION DRAFT 2013.....	91
APPENDIX 4: SA OF GROWTH OPTIONS.....	147
APPENDIX 5: SA OF POLICIES	153
APPENDIX 6: SA OF SITES	435
APPENDIX 7: LOCAL PLAN OBJECTIVES JUNE 2016.....	2488
APPENDIX 8: MINOR AMENDMENTS TO POLICIES JUNE 2016.....	2491
APPENDIX 9: FURTHER INFORMATION ON SA OF SITES METHOD	2535
APPENDIX 10: MONITORING FRAMEWORK	2542

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 the Local Plan has involved several stages to date. Consultation Draft versions were released in November 2013 and February 2015, and a Pre-Submission Draft released in November 2015. Having now taken into account updated evidence, guidance and the input of everyone who has submitted comments to previous stages, North Tyneside Council is proposing a series of minor modifications to the Local Plan. These minor modifications together with the November 2015 Pre-Submission Draft Local Plan have now been formally submitted to the Secretary of State. For the purposes of this report, the minor modifications together with the November 2015 Pre-Submission Draft Local Plan will be referred to as the Local Plan Submission Draft 2016. It will be formally examined by an independent Inspector to assess whether it has been prepared in accordance with the relevant legal and procedural regulations. This SA is a procedural requirement and has been integral to the preparation of the Local Plan.

1.4 The Local Plan is expected to be adopted in Spring 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.

Scoping

1.7 A scoping stage is required as part of the SA. Scoping involves setting the context for the SA by considering local current baseline information (i.e. the current situation) on the environment, communities and the economy, and relevant plans and programmes that guide and manage the area. It includes identifying main sustainability issues that affect the area and the area's characteristics. A report setting out this process was produced and consulted on in August 2015 (this was a revised version of previous versions, the most recent dating from June 2013).

1.8 From the August 2015 scoping exercise, 19 SA objectives were derived that were deemed appropriate indicators to test new Local Plan policies and sites against to ensure they were addressing the issues that North Tyneside faces. They cover social, environmental and economic elements.

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

1.10 Readers are directed to the Scoping Report for more information on the process.

Carrying out the SA (November 2013)

1.11 As part of carrying out the SA of the Local Plan: Consultation Draft 2013, a series of meetings between the Planning Policy team and various Officers within North Tyneside Council were carried out where the proposed policies were discussed. From these meetings, a number of amendments and refinements were made to the policies to make them better able to deliver their aims. This was a valuable part of the Local Plan preparation process. Notes of these meetings are included at Appendix 1 of this report.

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

1.13 The Local Plan had several stages of refinement before getting to the 2013 stage. In the previous stages, the matrix approach had also been used and it was considered that continuing this way would be logical and consistent.

1.14 Each proposed policy and allocation site was assessed, along with alternative approaches, in the matrix. Conclusions made about their likely impacts and mitigation measures to improve those likely impacts were included. The summary SA matrices for these are included in Appendices 2 and 3 of this report.

Carrying out the Consultation Draft SA (February 2015)

1.15 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 Local Plan: Consultation Draft 2015, the principles of sustainable development were firmly entrenched.

1.16 When working on the assessment of the Local Plan: Consultation Draft 2015, it was felt that two of the SA objectives had similarities, and comparable questions were being employed when making judgements on the impact the policy/site would have on them. These were objectives 7 and 10, which focused on community identity and harmony. It was proposed to combine the two objectives into one to form:

“To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.”

1.17 This meant that the previous list of 20 SA objectives, which had been formulated in the June 2013 Scoping Report, became 19.

1.18 The Local Plan: Consultation Draft 2015 contained 12 objectives that set out the key components required to meet the overarching vision of the Plan. It was deemed appropriate to test them through the SA process. As the objectives would be assessed in full by virtue of assessing all the Plan’s policies, it was considered appropriate that the objectives themselves be subject to a less in-depth assessment. The Local Plan objectives were tested against each of the SA objectives in a simple matrix. No Local Plan objective was assessed as having likely negative impacts.

1.19 As part of the Local Plan: Consultation Draft 2015, options for the level of growth in the Borough over the Plan period was established. 15 potential options were formulated through studies by Arup, Arc4 and Edge Analytics. The growth options were tested against

the SA objectives and the assessment established that those options that proposed particularly high or low levels of growth were not sustainable. This assessment can be found at Appendix 4.

1.20 Advice and feedback received following the Local Plan: Consultation Draft 2013 was that the numerical scoring system was not a preferred SA approach. Therefore, for both the SA of policies and sites in the Consultation Draft 2015, the method was amended from using a numerical scoring system to a “RAG” approach, where a red score represents an envisaged negative impact, amber represents an envisaged neutral or insignificant impact and green represents an envisaged positive impact.

1.21 The SA of proposed Local Plan: Consultation Draft 2015 policies were undertaken following the same matrix method as had been in the Local Plan: Consultation Draft 2013. Most policies had seen little to no change since the Local Plan: Consultation Draft 2013 and it was possible to adjust their assessments where a “1” or “2” score was changed to green, “0” was changed to amber and “-1” and “-2” was changed to red. The numerical conclusions were removed and replaced with a written conclusion. The alternative of not implementing the policy was also assessed. There was a “whole team” approach to undertaking the SA of the Local Plan: Consultation Draft 2015, where the policy writers undertook the assessments. The SA of the policies using this method (undertaken at Submission Draft 2016 stage) can be found at Appendix 5.

1.22 The site selection process of the Local Plan can be highly contentious. Following feedback about the SA approach employed for the Local Plan: Consultation Draft 2013, especially that from proposed development site stakeholders, it was decided to adopt a new approach for the SA of sites that would be more in-depth and transparent, with clear decision-aiding questions and evidence set out. Where alternative uses for the sites was considered reasonable, more than one SA was carried out per site. The SA of the sites using this method (undertaken at Submission Draft 2016 stage) can be found at Appendix 6.

Carrying out the Pre-Submission Draft SA (November 2015)

1.23 In carrying out the SA at this stage, it was considered that the revised methodology employed to undertake the February 2015 SA did not require any amendment. The contents of the Local Plan Pre-Submission Draft 2015 were assessed on this basis. Most policies and sites remained the same as in the Local Plan: Consultation Draft 2015. Some update was required on those policies that had seen amendment and sites that were no longer allocations.

1.24 For the Local Plan Pre-Submission Draft 2015, the two strategic sites (at Killingworth Moor and Murton Gap) were assessed as one site each, having previously been assessed as a collection of smaller sites each. New SAs for the combined sites were undertaken.

1.25 For both of the strategic sites, a “concept plan” has been prepared to give a clearer understanding to residents of the proposals and how they could support the Authority’s vision for North Tyneside. The principles of sustainable development have been incorporated into their production; the conclusions of the SAs (at this and previous SA stages) relating to the two sites have allowed for in-depth discussions and studies on various matters that have steered the concept plan in a way that manages the sustainability “unknowns” that were assessed. This includes:

- The incorporation of new areas of formal and informal open space (including landscape buffers);
- Measures to protect, create and enhance areas for wildlife and biodiversity;
- The provision of sustainable drainage solutions to address flood risk which can be integrated with open space and biodiversity;
- The broad locations for the ‘blocks’ of residential development (to include employment at Killingworth Moor) that allows for the protection of those most significant landscape and built environment features;

- The specific key infrastructure requirements and broadly where these could be located. This includes the provision of a primary school for Murton Gap and both a primary and secondary school for Killingworth Moor, the key points of access into the sites and the provision of community facilities / local centres.

A collection of policies (AS4.4a-c) were included within the Local Plan Pre-Submission Draft 2015 that supports the concept plans. This policy was also subject to the SA process and this can be viewed within Appendix 5.

Carrying out the Submission Draft SA (June 2016)

1.26 A number of minor modifications are proposed to the November 2015 Pre-Submission Draft Local Plan. Together they have now been formally submitted to the Secretary of State. For the benefit of this report, the minor modifications together with the November 2015 Pre-Submission Draft Local Plan are referred to as the Local Plan Submission Draft 2016.

1.27 In carrying out the SA at this stage, it was considered that the methods previously employed in undertaking the SA did not require any amendment. There had been no specific feedback on the methods used or outcomes of the SA at Pre-Submission Draft 2015 stage. The contents of the Local Plan Submission Draft 2016 were assessed.

1.28 At this stage, the Local Plan Objectives have seen some small amendments. The amendments generally consist of the removal of superfluous wording and improvement of clarity. Two of the 12 objectives have been combined into one; this is considered a change that would combine previous SA outcomes rather than see them differ. The SA matrix has been amended to illustrate the combination of the former Objectives 6 and 7.

1.29 Most policies had seen some small, non-material amendment at this stage. The amendments were generally connected with removing excess wording, improving clarity and grammatical corrections. Due to the minor, non-material nature of the modifications, the policies do not require SA assessment further to that already undertaken at the Pre-Submission Draft 2015 stage. Appendix 5 contains the SA of policies.

1.30 Very few of the sites in the Local Plan Submission Draft 2016 have changed since the Local Plan Pre-Submission Draft 2015 and in the main, previous conclusions remained. Appendix 6 contains the SA of sites. Within Appendix 6, some names and numbers of sites have been revised to provide clarity across all relevant Local Plan documents.

1.31 Some sites proposed through the Local Plan process have by now obtained planning permission and therefore no longer required allocation in the Local Plan or be subjected to the associated SA. These sites are:

- A19 Corridor 3, Backworth (LP Ref: 28, SHLAA Ref: 110)
- Carville Hotel, Carville Road, Wallsend (LP Ref: 89, SHLAA Ref: 257)
- Vine Street, Wallsend (LP Ref: 96, SHLAA Ref: 4)
- High Point Hotel, Whitley Bay (LP Ref: 51, SHLAA Ref: 335)
- High Street East/Lawson Street, Wallsend (LP Ref: 95, SHLAA Ref: 5)
- Site at Wilson Terrace, Forest Hall (LP Ref: 126, SHLAA Ref: 391)
- Former Dudley People's Centre, Weetslade Road, Dudley (LP Ref: 132, SHLAA Ref: 403)
- Grasmere Court, Swindale Drive, Killingworth (LP Ref: 135, SHLAA Ref: 407)
- Land at Darsley Park (LP Ref: 139, SHLAA Ref: 413)
- Land at Burradon Road/Front Street, Annitsford (LP Ref: 142, SHLAA Ref: 432)

1.32 The site known in previous versions of the draft Local Plan as “Plot 11, Cobalt Business Park” has seen a revised boundary to take account of all available land within the

Park and is now known as “Cobalt Business Park” (LP Ref: E021, SHLAA Ref: 317). The SA assessment for the site has been reviewed accordingly.

1.33 The site “Weetslade East A” (LP Ref: E004, SHLAA Ref: 385) has now been assessed. This site was included in earlier versions of the draft Local Plan but through error was not subject to the SA process. It was however, assessed as part of the Strategic Housing Land Availability Assessment and through the Employment Land Review. The SA assessment for the site is included at Appendix 6.

1.34 Whilst there was no feedback relating to the methods employed in undertaking the SA, there was some feedback received in the consultation on the Local Plan Pre-Submission Draft 2015 suggesting that further clarity could be provided on the processes involved in the SA of sites. A table is provided that sets out information on the sources of the data used in assessing Local Plan sites.

Conclusions

1.35 Policies and sites tend to “score” well when assessed against the SA objectives; this includes consideration given to their temporal, secondary, cumulative and synergistic effects. They also tend to score well when assessed against reasonable alternatives. At this stage, they have been through several rounds of SA, consultation and revision, and have seen some refinement that should allow for improved SA outcomes. The unmitigated conclusions can be neutral or even negative at times but suggested mitigation measures tend to improve this outcome. It is usually the case that the suggested mitigation is mandatory as part of the planning process and therefore will be implemented. For example, flood mitigation and high standards of design are often cited as mitigation measures that should be pursued to overcome potential negative impacts; these are mandatory elements of development as set out in national planning policy guidance and in the Local Plan Submission Draft 2016.

1.36 It is important to understand that the SA itself cannot singularly determine a particular direction the Local Plan Submission Draft 2016 must take. The Local Plan fits into a hierarchy of planning documents, and is therefore influenced by Government policy that has also been subject, in some cases, to some form of SA. In addition, the Local Plan is guided by suite of evidence that sets out and takes into account matters such as the aspirational objectives of the Borough, balanced against the realism and viability of the Plan being delivered. It is also the case that public consultation will play a role in the eventual adoption of policies and allocations of sites.

1.37 A monitoring framework is included that sets out a range of indicators that can be used over time to monitor how the 19 SA objectives are being fulfilled.

2. INTRODUCTION

Purpose of Sustainability Appraisal

2.1 Sustainability Appraisal (SA) is a requirement The Town and Country Planning (Local Planning) (England) Regulations 2012, for Local Development Documents (now referred to as “Local Plans” under the National Planning Policy Framework 2012 (NPPF)). It incorporates the requirement under European Directive 2001/42/EC for a Strategic Environmental Assessment (SEA).

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

2.3 SA can be broadly defined as:

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

2.4 This SA Report outlines the process and results of SA carried out on and the preparation leading up to the North Tyneside Local Plan Submission Draft 2016. When adopted, the Local Plan will have two main roles, firstly to set out policies for use in the

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

development management process, and secondly to allocate land for specific uses to ensure that there is sufficient supply to meet needs.

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

2.6 One of the key functions of SA is to illustrate the benefits and risks of different development options and policy choices to enable a transparent decision making process. This should facilitate effective public consultation on alternative courses of action, and ultimately help to justify why specific options were chosen against others.

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

*“Development which meets the needs of the present without compromising the ability of future generations to meet their own needs”*³

2.8 The Government’s Sustainable Development Strategy⁴ summarises sustainable development as that which enables people throughout the world to satisfy their basic needs

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005

³ From ‘The Bruntland Report’ – Bruntland, G. (Ed) (1987) ‘Our Common Future: The World Commission on Environment and Development’ Oxford, Oxford University Press

⁴ UK Sustainable Development Strategy, Defra, 2005

and enjoy a better quality of life, without compromising the quality of life of future generations. This should be pursued in ways that produce:

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

2.9 But this must be done in ways that:

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

2.10 The planning system has an important role to play in promoting and enabling sustainable development, particularly through the plan making process. The legislation states that the function must be exercised with the objective of contributing to the achievement of sustainable development⁵. The NPPF⁶ sets out a “presumption in favour of sustainable development”, which runs through both plan-making and decision-taking. The NPPF indicates the Government's view of what sustainable development in England means for the planning system, but three dimensions are specifically highlighted, giving rise to the need for the planning system to perform a number of roles:

- **“an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that

⁵ Planning and Compulsory Purchase Act 2004, chapter 39

⁶ National Planning Policy Framework (2012), CLG

reflect the community's needs and support its health, social and cultural wellbeing;
and

- **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy." (CLG, 2012).

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

Appropriate Assessment

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

2.13 Appropriate assessment is required to ensure protection of the integrity of European sites is incorporated into the preparation of development plans. At the local level it is the responsibility of the local planning authority to ensure that an assessment is carried out in accordance with the Habitats Directive and the amended Habitats Regulations. This must be

carried out as a separate exercise to the SA. However, there is some overlap between the information required for the two assessments.

2.14 A separate Appropriate Assessment has been prepared that has informed the Local Plan Submission Draft 2016.

3. LOCAL PLAN PREPARATION AND SA

Local Plan Preparation in North Tyneside

3.1 Up to 2012, North Tyneside Council worked towards the preparation of a Core Strategy, which would set out the strategic policies and allocations for the Borough as a whole, and three Area Action Plans that would add further detail on the future planning of the Wallsend, North Shields and Coastal areas of the Borough. All went through the Issues and Options and Preferred Option stages, and were subject to the SA process at these stages.

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

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

The Sustainability Appraisal Process and Plan Preparation

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

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

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

Sustainability Appraisal Process	Where and When
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

	<ul style="list-style-type: none"> • 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 up to June 2016
<p>Stage C: Consulting on the preferred options of the Local Plan and SA Report</p>	<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
<p>Stage D: Monitoring the significant effects of implementing the Local Plan</p>	<ul style="list-style-type: none"> • Local Plan Submission Draft 2016

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

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

4. SCOPING

Scoping Report June 2013

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

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

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

4.3 The Report was made available for comment via North Tyneside Council's online consultation portal, for which access is available to all. Presently, in excess of 5,000 members of the public, business and public bodies, including statutory consultees, are registered to the portal. A range of feedback was received, and comments were taken into account in the production of a refined Scoping Report and SA objectives. The reader is directed to the Scoping Report for further information. It can be found here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5587

[31](#)

4.4 The Scoping Report outlined the methodology for carrying out SA of the Local Plan. 20 SA Objectives were identified, which cover a broad range of environmental, social and

economic issues, some of which were further developed following consultation feedback.

They were as follows:

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.
2. To increase the diversity and quality of jobs.
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.
4. To develop further a sustainable tourism sector.
5. To improve access to a wide range of education and training opportunities.
6. To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.
7. To create a truly harmonious community with safe, crime-free neighbourhoods.
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.
10. To encourage and enable a sense of community identity and active participation in community planning activities.
11. To maintain and improve the quality of ground and surface waters.
12. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.
13. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.
14. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species, and to protect and enhance biodiversity and geodiversity.

15. To reduce waste and improve waste management by encouraging re-use, recycling and composting.
16. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community resource to support local wildlife initiatives and for amenity and recreation.
17. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.
18. To reduce Flood risk to people and property.
19. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.
20. To reduce noise pollution.

Revised Objectives 2014

4.5 When working on the assessment of the Local Plan: Consultation Draft (February 2015), it was felt that two of the SA Objectives had similarities, and comparable questions were being employed when making judgements on the impact the policy/site would have on them. These were Objectives 7 and 10, which focus on community identity and harmony. It was proposed to combine the two objectives into one to form:

"To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities."

4.6 It was not considered that this amendment would compromise the assessment of the Plan. Nevertheless, before proceeding, the opinions of statutory consultees English Heritage, Natural England and the Environment Agency were sought in July 2014. No objections were received.

4.7 The revised list of SA Objectives therefore became:

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.
2. To increase the diversity and quality of jobs.
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.
4. To develop further a sustainable tourism sector.
5. To improve access to a wide range of education and training opportunities.
6. To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.
10. To maintain and improve the quality of ground and surface waters.
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.
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species, and to protect and enhance biodiversity and geodiversity.
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community resource to support local wildlife initiatives and for amenity and recreation.
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.
17. To reduce Flood risk to people and property.
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.
19. To reduce noise pollution.

Scoping Report August 2015

4.8 A revised Scoping Report was prepared in August 2015. This version made only small changes to the 2013 version, bringing relevant policies, plans, programmes, strategies, initiatives and baseline position up-to-date. The "Sustainability Appraisal Matrix and Carrying Out Sustainability Appraisal" chapter was reviewed to record the proposed changes to carrying out the SA (this is discussed in full later in this report). The proposed indicators were reviewed to ensure they were in-line with up-to-date policy and guidance requirements. No changes to the SA Objectives were proposed.

4.9 The Draft Scoping Report 2015 was subject to six weeks consultation. A range of consultees including neighbouring authorities, Historic England, Natural England, the Environment Agency, Northumbrian Water, Highways England and the Marine Management Organisation were invited to participate. A range of feedback was received, and comments were taken into account in the production of a refined Scoping Report. There were no requests for amendments to the SA Objectives. The reader is directed to the Scoping Report 2015 for further information. This can be read here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5628

86

5. SUSTAINABILITY APPRAISAL 2013

5.1 This section looks back at the SA approach taken at the Local Plan: Consultation Draft 2013 stage.

Officer Meetings

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

5.3 The Council officers who participated were:

- Housing Strategy manager and officers
- Senior conservation planning officer
- Environmental sustainability manager
- Regeneration manager
- Senior Development Management officers
- Business and Enterprise manager
- Waste manager
- Highways and Infrastructure manager
- Biodiversity Officer

5.4 Suggested and realised amendments are set out at Appendix 1.

Matrix Approach

5.5 As established in the associated Scoping Report 2013, a matrix was derived that was considered an appropriate way in which to test the policies against the (then) 20 SA objectives, whilst also considering their effects over time, how to mitigate against any negative effects (or make better those that were positive) and to consider alternative approaches. The matrix approach was an established method that had been used for the SA of the emerging Core Strategy and Area Action Plans so it was considered that continuing this way would be logical and consistent.

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

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

5.7 The Scoping Report 2013 also set out the possibility of scoring with a "?" for when there was insufficient detail about a proposal. It was judged that at this stage of Local Plan

preparation, sufficient detail should be available so it was decided to not continue with this option.

5.8 The scoring system was considered a clear and easily comparable approach. A commentary was included to allow for understanding of the approach and to provide further detail about the envisaged effects of a policy/site and suggested mitigation measures to improve likely impacts.

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

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

Policies Approach

5.11 In accordance with the SEA Directive, it is important when assessing proposals to consider appropriate and reasonable alternatives. This has already been part of the process through the Issues and Options and Preferred Options stages of the Core Strategy and Area Action Plans production. When undertaking the assessment of policies at this stage, it was considered that due to their nature, the only reasonable alternative was a "do nothing"

approach – that is, do not implement the policy, leaving the situation as existing. As the policies are informed by national policy, guidance and evidence, creation of an alternative that was not feasible or connected to the intent of the policy would be a meaningless exercise. Also, as the policies are often wide-ranging and cover a collection of aspects, constructing a similarly wide-ranging alternative would not be reasonable. “Do nothing” was considered the only logical comparable approach. Mitigation measures for the “do nothing” existing situation were included in the assessment and in some cases it was considered possible to improve the existing situation without implementing the policy. In many cases however, the policy was seen as the only reasonable approach to dealing with an issue and no mitigation was included.

5.12 A summary of the policy assessment undertaken for the Local Plan: Consultation Draft 2013 is included at Appendix 2. A full version can be found within the Local Plan: Consultation Draft 2013 SA Report, available here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5587
[32](#)

Sites Approach

5.13 At this stage, all known potential sites were put forward for consideration and so there were no preferred site choices. With site assessments, reasonable alternative uses were considered. It was the case that for some sites, the possibility of two different uses was proposed and thus an assessment of the two was required. In some cases, knowledge of the site in terms of constraints and viability had led to the conclusion that an alternative would not be feasible; in these cases an assessment of an alternative was not pursued. As with policy assessment, the “do nothing” scenario - that is, leave the site as existing, was looked at too, along with potential mitigation to improve the existing site.

5.14 A summary of the sites assessment for the Local Plan: Consultation Draft 2013 is included at Appendix 3. A full version can be found within the Local Plan: Consultation Draft 2013 SA Report, available here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5587

[32](#)

6. SUSTAINABILITY APPRAISAL CONSULTATION DRAFT 2015

6.1 This chapter sets out the methodology for carrying out the SA for the North Tyneside Local Plan: Consultation Draft 2015. 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.

6.2 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 emerging Local Plan: Consultation Draft 2015, the principles of sustainable development were firmly entrenched.

Appraisal of Local Plan Objectives

6.3 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

6.4 Whilst these objectives are expressed in more detail through the Plan’s policies, it was considered worth assessing them at this stage to ensure that there were no significant adverse effects envisaged from their implementation.

6.5 As the objectives would be assessed in full by virtue of assessing all the Plan’s policies, it was 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 below, where “green” represents a positive relationship, “amber” represents an insignificant or irresolute relationship and “red” represents a clear conflict.

R – red – potential negative impact

A – amber – potential neutral or insignificant impact

G – green – potential positive impact

		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	G	G	G	G	G	A	A	A	A	A	A	A	A	A	A	G	A	A	A

	8	A	A	A	A	A	A	A	A	A	G	G	A	A	G	A	G	A	A	A
	9	A	A	A	G	A	A	G	G	G	G	G	G	G	G	G	G	G	G	A
	10	A	A	A	A	A	A	G	A	A	A	A	A	G	G	G	A	G	A	
	11	G	G	G	G	A	A	A	G	G	A	G	G	A	A	G	A	A	A	G
	12	G	G	G	G	A	A	G	A	A	A	A	A	A	A	A	G	A	A	A

6.6 The matrix did not identify any clear conflicts between the SA objectives and the Local Plan objectives. However, there are several occasions where the outcome is irresolute. In those cases there is the potential for negative, positive or neutral impacts, or a combination. There was confidence that the Local Plan: Consultation Draft 2015 contained sufficient policy coverage to avoid or mitigate any negative impacts. Indeed, the SA process employed at each stage of the Plan’s preparation so far has contributed towards this. This comes in the form of carefully-worded policies and individual policies that work to prevent inappropriate development.

Appraisal of Local Plan Growth Options

6.7 During 2014, Planning Policy officers 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.

The Employment Land Review

6.8 Arup led in the preparation of the Employment Land Review (ELR). The ELR focuses particularly on preparing three scenarios for growth in the level of jobs within North

Tyneside to then translate this into an amount of new floorspace that will be required for the associated employment land.

6.9 Job growth forecasts were informed by economic forecasts used in the North East Local Enterprise Partnership (NELEP) Strategic Economic Plan (SEP), published in March 2014. The SEP is informed by a baseline economic forecast prepared by Cambridge Econometrics, and sets out key proposals for growth and investment designed to significantly boost growth in jobs across the area over and above the baseline across the seven NELEP Local Authorities to 2024. In consultation with the NELEP, Arup identified the proportion of this growth it would be reasonable to attribute to North Tyneside and established the following job growth scenarios based on the potential impact of the SEP upon the economy.

	Total growth in jobs 2014 to 2032
Higher – growth to match the NELEP target to 2024 then growth at the mid point between baseline and target growth between 2024 and 2032.	16,443
Medium – growth to match the NELEP target to 2024 then growth at the average baseline growth between 2024 and 2034	12,730
Lower – based on baseline growth in jobs to 2032	6,840

The Strategic Housing Market Assessment and Housing Forecasts

6.10 Arc4 led on the preparation of the Strategic Housing Market Assessment (SHMA). This 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. The SHMA considers this evidence to identify the overall need for affordable housing in North Tyneside and the range and type of homes that would be meet the needs of residents. The SHMA also incorporates a series of Housing Forecasts prepared by a specialist consultant.

6.11 The approach and analysis underpinning such forecasts to help determine an Authority's Objectively Assessed Need for homes is outlined by National Planning Guidance (March 2014). The household forecasts prepared for North Tyneside, set out below, were informed by the latest population and household projections for the Borough (prepared by the Office for National Statistics (ONS)), an assessment of past trends in migration and population change in the Borough, and an analysis of the implications and relationship between the Higher, Medium and Lower job growth forecasts (set out in the ELR and described above) and the potential size of the resident workforce in North Tyneside.

6.12 This leads to three basic types of housing forecast:

- A benchmark ONS Projection Forecast,
- A Jobs Led forecast, that can be adjusted based on the balance of workers living in the Borough and available jobs, and
- 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.

6.13 The following table sets out the key results of the SHMA and Housing Forecasts work. These figures are expressed as annual requirements for the period from 2011 to 2032.

Growth Options	Housing Growth 2011 to 2032	Average Homes Per Year	Job Growth Per Year
1.High Plus	37,569	1,789	1,294
2.High Plus (Lower net out commute)	28,350	1,350	1,294
3. Jobs Led Higher	28,497	1,357	831
4. Jobs Led Higher (Lower net out commute)	20,013	953	831
5. Jobs Led Medium	25,085	1,195	654
6. Jobs Led Medium (Lower net out commute)	16,874	804	654

7. Jobs Led Lower	19,142	912	374
8. 5 Year Migration Trend	17,199	819	233
9. 10 Year Migration Trend	17,021	811	276
10. ONS Sub-National Population Projection 2012	15,971	761	204
11. ONS Sub-National Population Projection 2010	15,960	760	304
12. Jobs Led Lower (Lower net out commute)	11,393	543	374
13. 10 Year Migration Trend (Newcastle)	11,802	562	276
14. 10 Year Migration (Newcastle & Northumberland)	10,017	477	276
15. Natural Change	5,912	282	-272

Growth Options SA and Outcomes

6.14 It was deemed important to assess the alternative options above through the SA process, so the potential sustainability impacts of each could be considered. The matrix at Appendix 4 tests all 15 growth options listed in the table above against the 19 SA objectives, where green is an envisaged positive impact, amber is a neutral impact and red is a negative impact. A commentary is provided for each SA objective.

6.15 The matrix sets out that those options that aim for lower levels of growth raised concerns regarding the ability to support the economy and health facilities through the imbalance of older people to working age people. Most significant is these options' inability to plan for sufficient homes to meet the Borough's objectively assessed needs. This rendered these options unsustainable and not reasonable alternatives.

6.16 It is normal planning practice to seek developer contributions to ensure that the infrastructure demands created by development are provided. For this reason, whether it be for higher or lower levels of growth, for several SA objectives a neutral impact was predicted, based on the assumption that any potential negative impacts would be accordingly overcome through developer contributions. There was also the confidence that the policies within the Local Plan would be able to steer development in a way that avoided negative impacts. However, the commentary raises the point that the higher the level of growth, the more challenging it would be to overcome, mitigate or avoid negative impacts.

6.17 A further negative outcome for the higher levels of growth was that they would require the loss of some Green Belt to accommodate development. This would conflict with National Planning Practice Guidance⁷ and the relevant SA objective. As it is considered that the Borough's development needs can be met through lower levels of growth, the exceptional circumstances in which Green Belt loss could occur do not exist and thus the very highest growth options are unsustainable and are not reasonable alternatives.

Further Consideration of Growth Options

6.18 Further to the SA consideration above, and through consideration of the evidence informing the various growth options, eight were not considered as representing a reasonable alternative to planning for growth in North Tyneside or would not provide a substantially alternative scenario for growth to be considered. Justification for discounting some of the following options was supported at a Local Plan Stakeholder Workshop event on 22nd October 2014. The workshop was attended by 64 delegates from the private sector (housing and commercial developers/agents), adjoining local planning authorities, utility providers, the Campaign to Protect Rural England and the prescribed bodies (including representatives from the North East Local Enterprise Partnership). This provided a useful forum for debate about the growth options available to the Council. The role of the

⁷ National Planning Practice Guidance, March 2014, CLG

workshop was to consider the headline evidence emerging from the Employment Land Review and Strategic Housing Market Assessment. Delegates were split into two groups: a small group of specialist property agents/owners and LEP representatives spent the session discussing employment land matters and the remaining participants discussed housing matters. Discussion groups deliberately featured a mix of delegates of different backgrounds/viewpoints to ensure an even discussion focussing on the impacts, constraints and potential benefits of delivering growth within a range of three broad options. At the end of the session, all participants were invited to select and justify a preferred growth option (“Higher”, “Medium”, “Lower” or an alternative).

Alternative Forecasts to dismiss	Reasons this is not considered a reasonable alternative
1.High Plus 2.High Plus (Lower net out commute) 3. Jobs Led Higher 5. Jobs Led Medium 7. Jobs Led Lower	<ul style="list-style-type: none"> Does not consider potential for less out-commuting. Overall delivery considered to be unrealistic and beyond the capacity of the development industry in North Tyneside.
8. 5 year Migration Trend	<ul style="list-style-type: none"> Provides comparison but not required with more robust 10 Year Migration trend forecasts.
14. 10 Year Migration (Newcastle & Northumberland)	<ul style="list-style-type: none"> Scenario equivalent to long term average housing delivery that includes a period of reduced growth. It does not therefore accord with NPPF in boosting housing delivery.
15. Natural Change	<ul style="list-style-type: none"> Only possible with no migration, therefore not a realistic alternative.

6.19 From the wider range of growth options outlined above, and taking into account the sustainability of each and those that are not reasonable, three broad growth options were identified as potentially reasonable alternatives for the Borough over the Plan period to 2032.

6.20 The options accord with Higher, Medium or Lower growth in jobs set out in the ELR, with an adjustment made to the overall commuting ratio. This means they build-in an assumption that the rate of new job growth will exceed the rate in growth of residents of

working age. This has the effect of reducing the need for homes, and means that more residents should have the choice of living and working in the Borough. The options are set out below.

Growth Option A – based on the increased growth in jobs to 2032.	This option is based on the highest potential growth in jobs growth and homes and on Scenario 4 Jobs Led Higher (Lower net out commute) growth option. This option results in a need for 953 homes per year.
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: Jobs Led Medium (Lower net out commute), 10 Year Migration Trend, and Sub-National Population Projection 2012. This option results in a need for 792 homes per year.
Growth Option C – based on baseline growth in jobs to 2032.	Lower than the Borough’s starting point set out in national population projections. This option reflects the impact of increased housing delivery in Newcastle and a reduced net out commute – housing delivery from Scenario 13 requires 562 homes per year.

6.21 Appendix 4 sets out the SA for the above Growth Options (marked as orange in the matrix). Growth Option A tends to perform well; it has either positive or neutral predicted impacts across the SA objectives. However, it does not perform well against the SA objective 15, as implementation of this Growth Option would require development on the Green Belt. Similarly Growth Option C performs well across all SA objectives apart from 6 and 8. This is because this Growth Option would not deliver the number of homes required to accommodate the projected population of the Borough and the implications this would have on the age profile of the Borough. Growth Option B comprises of a combination of three options (6, 9 and 10). Options 9 and 10 aim for lower job growth than the baseline estimate and so do not perform positively against the Economic SA objectives but otherwise have predicted neutral or positive impacts. Option 6 has predicted neutral or positive impacts against all SA objectives.

Appraisal of Policies

6.22 The SA of proposed Local Plan: Consultation Draft 2015 policies was undertaken following the same matrix method as had been in the Local Plan: Consultation Draft 2013. Readers are directed to the relevant section above that outlines this (see from 5.5.). However, the method was amended from using a numerical scoring system to a “RAG” approach, where a red score represents an envisaged negative impact, amber represents an envisaged neutral or insignificant impact and green represents an envisaged positive impact.

6.23 Most policies had seen little to no change since the Local Plan: Consultation Draft 2013 and it was possible to adjust their assessments, where a “1” or “2” score was changed to green, “0” was changed to amber and “-1” and “-2” was changed to red. The numerical conclusions were removed and replaced with a written conclusion. Some policies had seen some amendments that could be considered as material and they were reassessed. The reasonable alternative of not implementing the policy was assessed, as explained at 5.11. The SA of the policies at Local Plan Submission Draft 2016 stage, which uses this method, can be found at Appendix 5. The SA of the policies at Local Plan: Consultation Draft 2015 stage can be found in the SA Report that accompanied the Local Plan: Consultation Draft 2015, which can be found here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5628
90

6.24 The change from numerical scoring to the RAG system came about for two main reasons:

- Some feedback received as part of the Local Plan: Consultation Draft 2013 consultation; and
- The approach was questioned in the consideration of a planning inquiry for a large housing development in North Tyneside.

6.25 Upon review, it was considered that whilst seeming clear and comparable, the numerical approach can become over-complicated, allowing for inconsistencies and a lack of clarity between the scoring of different policies/sites. For example, when does “negative” become “very negative”? Also, conclusions that are based on mathematical calculations are too rigid in their outcomes, when the issues and impacts they represent are generally not succinct in their nature and require a more discussion-led conclusion.

Appraisal of Sites

6.26 The site selection process of the Local Plan can be highly contentious. Following feedback about the SA approach employed for the Local Plan: Consultation Draft 2013, especially that from proposed development site stakeholders, it was decided to adopt a new approach for the SA of sites that would be more in-depth and transparent.

6.27 The SA was undertaken in a database. Again, as outlined above, the RAG scoring system was used rather than numerical scoring and more emphasis was placed on providing a commentary. In recognising that the decision-making process may not be transparent when undertaking an SA, and that SA Objectives often can't be responded to through one question alone, a small selection of relevant questions were formulated for each SA Objective. To ensure that decisions were based on sound evidence rather than judgement alone, a wide range of evidence was collated and fed into the database. This included deprivation data, viability data, feedback from the Council's Biodiversity Officer, site constraints and consultee feedback. A further change that was implemented in this version of the SA was that each officer undertook the assessment of a SA Objective across all sites, rather than assessing a site for each of the 19 SA Objectives. This was a recommendation made as part of the Planning Advisory Service training the team received and was deemed to better ensure consistency across assessments.

6.28 The sites that were assessed have mostly been introduced through the Strategic Housing Land Availability Assessment (SHLAA) process, meaning it is known that they are potentially suitable for housing development and have been assessed accordingly. As part of the appraisal, potential reasonable alternative uses were considered. Within or adjacent to centres, this was retail or employment use. In other cases, employment use was seen as the only realistic alternative. There are some occasions when the site's current use was seen as a potentially feasible alternative. Several large areas of available employment land were also identified and assessed accordingly. It is known that these sites are currently not available for any other uses or are deemed suitable for any other use and so were not assessed for an alternative use.

6.29 The SA of sites at Local Plan Submission Draft 2016 stage, which uses this method, can be found at Appendix 6. The SA of sites at Local Plan: Consultation Draft 2015 stage can be found in the SA Report that accompanied the Local Plan: Consultation Draft 2015, which can be found here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5628

90

7. SUSTAINABILITY APPRAISAL PRE-SUBMISSION DRAFT 2015

7.1 This chapter sets out the methodology for carrying out the SA for the North Tyneside Local Plan Pre-Submission Draft 2015. 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.

Appraisal of Local Plan Objectives

7.2 The Local Plan Pre-Submission Draft 2015 contained 12 objectives that set out the key components required to meet the overarching vision of the Plan. They saw some minor word changes to aid clarity but did not materially change from the previous version of the Local Plan. They were 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 evidence based needs for market and affordable housing
- 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 and historic environment

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

7.3 As these objectives had not materially changed, there was no need to reappraise them. Readers are directed to 6.3 of this report for a discussion relating to the SA of the Local Plan objectives.

Appraisal of Local Plan Growth Options

7.4 Readers are directed from 6.7 of this report that discusses the considerations and assessments relating to pursuing a growth option that would sustainably deliver the homes and jobs required for the Borough within the Plan period. The assessments and conclusions associated with the Local Plan: Consultation Draft 2015 remained the same at Pre-Submission Draft 2015 stage.

7.5 The following table sets out figures relating to housing forecasts that had been updated since the Local Plan: Consultation Draft 2015. This was due to an ONS update on calculating housing forecasts. The update made small change to the figures; this was not considered to make a material difference to the Growth Options SA work already carried out.

7.6 These figures are expressed as annual requirements for the period from 2011 to 2032.

Growth Options	Housing Growth 2011 to 2032	Average Homes Per Year	Job Growth Per Year
1.High Plus	38,556	1,836	1,294
2.High Plus (Lower net out commute)	29,379	1,399	1,294
	29,442	1,402	831

3. Jobs Led Higher			
4. Jobs Led Higher (Lower net out commute)	20,979	999	831
5. Jobs Led Medium	25,977	1,237	654
6. Jobs Led Medium (Lower net out commute)	17,808	848	654
7. Jobs Led Lower	20,076	956	374
8. 5 Year Migration Trend	17,682	842	233
9. 10 Year Migration Trend	17,514	834	276
10. ONS Sub-National Population Projection 2012	16,842	802	204
11. ONS Sub-National Population Projection 2010	15,813	753	304
12. Jobs Led Lower (Lower net out commute)	12,348	588	374
13. 10 Year Migration Trend (Newcastle)	12,264	584	276
14. 10 Year Migration (Newcastle & Northumberland)	10,458	498	276
15. Natural Change	7,245	345	-272

Appraisal of Policies

7.7 The SA of proposed Local Plan Pre-Submission Draft 2015 policies was undertaken following the same matrix method as had been in the Local Plan: Consultation Draft 2015. Readers are directed to section 6.22 above that outlines this.

7.8 Most policies had seen little or no amendment since the Local Plan: Consultation Draft 2015 and the conclusions remained the same as previous. Some policies had seen some amendments that could be considered as material and they were reassessed. These SAs are annotated accordingly in Appendix 5 of the SA Report accompanying the Local Plan Pre-Submission Draft 2015 and can be found here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5629
[19](#)

Appraisal of Sites

7.9 Very few of the sites in the Local Plan Pre-Submission Draft 2015 had changed since the Local Plan: Consultation Draft 2015 and in the main, previous conclusions remained. Readers are directed to 6.26 of this document that explains the process pursued in the SA of sites at that time.

7.10 At the production of the Local Plan Pre-Submission Draft 2015, a small number of sites had changed since the previous version of the Plan. Some previously preferred sites in the Local Plan process had by now obtained planning permission and therefore no longer required allocation in the Local Plan or be subjected to the associated SA. These sites are annotated in Appendix 6 of the SA Report accompanying the Local Plan Pre-Submission Draft 2015 and can be found here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5629
[19](#)

Strategic Sites

7.11 As part of meeting the level of growth required in North Tyneside, the Local Plan Pre-Submission Draft 2015 contained proposals to allocate the two strategic development sites at Murton Gap and Killingworth Moor.

7.12 It was previously the case that the strategic sites at Killingworth Moor and Murton Gap were each made up of several smaller sites. They were considered as part of previous SA assessments. At this stage they both became considered as one site each. New SAs for

the combined sites were undertaken and are available to view in Appendix 6 of the SA Report accompanying the Local Plan Pre-Submission Draft 2015, found here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5629
[19](#).

7.13 For each of the strategic sites, a “concept plan” was prepared to give a clearer understanding to residents of the proposals and how they could support the Authority’s vision for North Tyneside (which protects and improves our natural environment, open spaces, wildlife corridors, town centres and creates safe and successful communities).

7.14 The concept plans are not suitable for the matrix-style SA process. However, the principles of sustainable development have been incorporated into their production. The conclusions of the SAs relating to the two sites have allowed for in-depth discussions and studies prepared on various matters that steered the concept plan in a way that manages the sustainability “unknowns”. This included:

- The incorporation of new areas of formal and informal open space (including landscape buffers);
- Measures to protect, create and enhance areas for wildlife and biodiversity;
- The provision of sustainable drainage solutions to address flood risk which can be integrated with open space and biodiversity;
- The broad locations for the ‘blocks’ of residential development (to include employment at Killingworth Moor) that allows for the protection of those most significant landscape and built environment features;
- The specific key infrastructure requirements and broadly where these could be located. This includes the provision of a primary school for Murton Gap and both a primary and secondary school for Killingworth Moor, the key points of access into the sites and the provision of community facilities / local centres.

7.15 A collection of policies (S4.4a-c) was included within the Local Plan Pre-Submission Draft 2015 that supports the concept plans. This policy was also subject to the SA process and this can be viewed within Appendix 5 of the SA Report accompanying the Local Plan Pre-Submission Draft 2015, found here:

http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=5629

19

8. SUSTAINABILITY APPRAISAL SUBMISSION DRAFT 2016

8.1 This chapter sets out the methodology for carrying out the SA for the North Tyneside Local Plan Submission Draft 2016. 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. There had been no specific feedback on the methods used or outcomes of the SA at Pre-Submission Draft 2015 stage.

Appraisal of Local Plan Objectives

8.2 At this stage, the Local Plan objectives have seen some small amendment. The amendments generally consist of the removal of superfluous wording and improvement of clarity. Objectives previously numbered as 6 (“Regenerate the Coast”) and 7 (“Regenerate the Riverside”) have now been combined and renamed “Regenerate the Borough” to reflect regeneration efforts at both the coast, the riverside, plus at the North West Villages and across the Borough. This sees the Local Plan objectives better reflecting the aims of the Local Plan. The revisions to the Local Plan objectives are illustrated in the table in Appendix 7.

8.3 Although these objectives have not materially changed and as such do not require reappraising further to that in 6.5 of this document, it was considered that the matrix should be amended to illustrate the combination of the former objectives 6 and 7. It is not considered that combining former objectives 6 and 7 should alter the outcomes of the SA; rather it would simply combine the SA outcomes of assessing the two separately. The matrix below shows the 11 Local Plan objectives tested against each of the SA objectives, where “green” represents a positive relationship, “amber” represents an insignificant or irresolute relationship and “red” represents a clear conflict. As discussed further under 6.6 the matrix did not identify any clear conflicts between the SA objectives and the Local Plan objectives.

R – red – potential negative impact

A – amber – potential neutral or insignificant impact

G – green – potential positive impact

		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	A	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

Appraisal of Local Plan Growth Options

8.4 Readers are directed from paragraph 6.7 of this report that discusses the considerations and assessments relating to pursuing a growth option that would sustainably deliver the homes and jobs required for the Borough within the Plan period. The assessments and conclusions associated with the Local Plan: Consultation Draft 2015 and the updated ONS figures provided in paragraph 7.6 remain the same at this stage.

Appraisal of Policies

8.5 The SA of proposed Local Plan Submission Draft 2016 policies was undertaken following the same matrix method as had been in the Local Plan: Consultation Draft 2015 and Local Plan Pre-Submission Draft 2015. Readers are directed to paragraph 6.22 above that outlines this.

8.6 Most policies had seen some small, non-material amendment at this stage. The amendments were generally connected with removing excess wording, improving clarity and grammatical corrections. The amendments to policies are outlined in the table in Appendix 8. The SAs of policies are included at Appendix 5.

8.7 Policy S9.1 *Local Plan Implementation and Monitoring* has not been subject to SA in earlier versions of the emerging Local Plan. This is because the policy relates to how the Plan would be implemented rather than being a policy that would be used in the planning process to manage physical changes in North Tyneside. However, in the interests of completeness, an assessment of policy S9.1 is included within this report at Appendix 5.

Appraisal of Sites

8.8 Very few of the sites in the Local Plan Submission Draft 2016 had changed since the Local Plan Pre-Submission Draft 2015 and previous SA conclusions remain. Readers are directed to 6.26 of this document that explains the process pursued in the SA of sites associated with the Local Plan: Consultation Draft 2015 and the Local Plan Pre-Submission Draft 2015, and Appendix 6 that contains the SA of sites. Within Appendix 6, some names and numbers of sites have been revised from previous versions of the SA to provide clarity across all relevant Local Plan documents.

8.9 Some feedback received in the consultation on the Local Plan Pre-Submission Draft 2015 suggested that further clarity could be provided on the processes involved in the SA of

sites. In addition to the information set out in 6.26 of this report, the table in Appendix 9 provides information on the sources of the data used in assessing Local Plan sites.

8.10 At the production of the Local Plan Submission Draft 2016, the status of some sites had changed since the previous version of the Plan.

8.11 Some previously preferred sites in the Local Plan process had by now obtained planning permission and therefore no longer required allocation in the Local Plan or be subjected to the associated SA. These sites are:

- A19 Corridor 3, Backworth (LP Ref: 28, SHLAA Ref: 110)
- Carville Hotel, Carville Road, Wallsend (LP Ref: 89, SHLAA Ref: 257)
- Vine Street, Wallsend (LP Ref: 96, SHLAA Ref: 4)
- High Point Hotel, Whitley Bay (LP Ref: 51, SHLAA Ref: 335)
- High Street East/Lawson Street, Wallsend (LP Ref: 95, SHLAA Ref: 5)
- Site at Wilson Terrace, Forest Hall (LP Ref: 126, SHLAA Ref: 391)
- Former Dudley People's Centre, Weetslade Road, Dudley-(LP Ref: 132, SHLAA Ref: 403)
- Grasmere Court, Swindale Drive, Killingworth (LP Ref: 135, SHLAA Ref: 407)
- Land at Darsley Park (LP Ref: 139, SHLAA Ref: 413)
- Land at Burradon Road/Front Street, Annitsford (LP Ref: 142, SHLAA Ref: 432)

8.12 The site known in previous versions of the draft Local Plan as “Plot 11, Cobalt Business Park” has seen a slight revision to its boundary to take account of all available land within the Park and is now known as “Cobalt Business Park” (LP Ref: E021, SHLAA Ref: 317) . The SA assessment for the site has been reviewed accordingly.

8.13 The site “Weetslade East A” (LP Ref: E004, SHLAA Ref: 385) has now been assessed. This site was included in earlier versions of the draft Local Plan but through error was not subject to the SA process. It was however, assessed as part of the Strategic Housing Land

Availability Assessment and through the Employment Land Review. The SA assessment is included at Appendix 6.

8.14 The site “Land at Charlton Court” (LP Ref: 45, SHLAA Ref: 189) had previously been considered as part greenfield and part developed, and assessed in the SA accordingly. The site is now proposed to go forward as just greenfield; the SA has been updated to reflect this.

8.15 Several sites are allocated for “mixed-use” in the Local Plan Submission Draft 2016, that is, it is expected that they would come forward as developments of housing with some employment uses. They are all based in existing employment areas. They have all been assessed for housing use and employment use; on review it is considered that the outcomes of these assessments would not yield materially different outcomes to a specific mixed-use assessment and so a further assessment is not considered necessary.

Strategic Sites

8.16 As part of meeting the level of growth required in North Tyneside, the Local Plan Pre-Submission Draft 2015 contained proposals to allocate the two strategic development sites at Murton Gap and Killingworth Moor.

8.17 The processes involved in assessing these allocations has not changed since the Local Plan Pre-Submission Draft 2015 and readers are directed to 7.11 of this report for a discussion of that process.

8.18 A collection of policies (S4.4a-c) is included within the Local Plan Submission Draft 2016 that supports the concept plans. This policy has also been subject to the SA process and this can be viewed within Appendix 5.

9. ASSESSMENT OF IMPACTS OF THE LOCAL PLAN POLICIES AND SITE ALLOCATIONS

General

9.1 This section discusses the assessed impacts of the Local Plan's policies and allocations.

9.2 Policies and sites tend to "score" well when assessed against the SA Objectives. At this stage, they have been through several rounds of SA, consultation and revision, and have seen some refinement that should allow for improved SA outcomes. The unmitigated conclusions can be neutral or even negative at times but suggested mitigation measures tend to improve this outcome. It is usually the case that the suggested mitigation is mandatory as part of the planning process and therefore will be implemented. For example, flood mitigation and high standards of design are often cited as mitigation measures that should be pursued; these are mandatory elements of development as set out in national planning policy guidance and in the Local Plan Submission Draft 2016.

9.3 A "do nothing" approach has been assessed as a reasonable alternative to proposed policies. The proposed policy is considered the most sustainable approach. The reasonable alternative development options assessed as part of the site assessment see a range of outcomes produced. However, it is generally the case, as above, that the proposed development generally can be considered sustainable given the appropriate mitigation and/or compensation is pursued. There are, of course, examples where adequate mitigation/compensation becomes more difficult to achieve, often due to a site's particular environmental sensitivity.

9.4 The outcomes of the SA assessments are very important in providing, in a transparent manner, an understanding of the potential sustainability of proposals, policies and sites, and the degree to which the effects of the Local Plan Submission Draft 2016 can

effectively be mitigated. However, it is important to understand that the SA itself cannot singularly determine a particular direction the Local Plan Submission Draft 2016 must take. The Local Plan fits into a hierarchy of planning documents, and is therefore influenced by national planning policy that has also been subject, in some cases, to some form of SA. In addition, the Local Plan is guided by suite of evidence that sets out and takes into account matters such as the aspirational objectives of the Borough, balanced against the realism and viability of the Plan being delivered. It is also the case that public consultation will play a role in the eventual adoption of policies and allocations of sites.

9.5 The SEA Directive requires the consideration of the temporal nature of proposals. These are looked at as part of the SA of policies. There is also the requirement for the consideration of the secondary, cumulative and synergistic effects of plans. These are defined as follows:

Secondary or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. For instance a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the area too small to support the species at all.⁸

⁸ A Practical Guide to Strategic Environmental Assessment Directive, 2005, ODPM

9.6 The tables in Appendices 5 and 6 set out the findings of the SAs. The main findings, along with consideration of the temporal, secondary, cumulative and synergistic effects of the Local Plan's policies and allocations are set out in the following sections.

Economic SA Objectives

9.7 Overall, the policies and allocations of the Local Plan are highly compatible with these objectives and are likely to give rise to a cumulatively positive impact. In the long term, the Local Plan will create high quality employment opportunities and develop a strong culture of enterprise and innovation by creating jobs and encouraging people to live and work in the Borough. The Local Plan supports tourism, which contributes greatly to the Borough's economy. It is envisaged that over time, growth in the economy would attract further growth.

9.8 A number of policies in the Local Plan pose some restrictions on where development is likely to be permitted within the Borough, for example those relating to flood risk and the protection of biodiversity. However, it is considered that there is sufficient land required to support economic development over the Plan period without needing to use environmentally sensitive land. Also directing development to the most sustainable locations that would avoid such sensitivities is considered beneficial in the longer term.

9.9 The level of future population in the Borough will, in part, be determined by the level of job opportunities. A SA has been undertaken that assessed the different potential population/jobs/homes scenarios; the scenario that has been pursued in the Local Plan was shown to offer the most sustainable option in this respect.

Social SA Objectives

9.10 The majority of policies have a positive or in some cases neutral impact on the social objectives.

9.11 The Local Plan has to deliver sufficient homes to meet the housing needs of the Borough. There is no reasonable alternative to this. The Local Plan supports this delivery through a suite of housing-based policies and site allocations.

9.12 Housing site allocations represent a large demand on land. Over the length of the Plan period, along with any other development, land will be in great demand and it is the case that green field land will have to be utilised. The appropriate environmental protection addressed by Green Infrastructure, Open Space, Biodiversity and Flooding-related policies could serve to inhibit the objective. However, it is considered that there is sufficient land required to support housing development over the Plan period without needing to use environmentally sensitive land. Also directing development to the most sustainable locations that would avoid such sensitivities is considered beneficial in the longer term.

9.13 The level of future population in the Borough will, in part, be determined by the housing delivery. A SA has been undertaken that assessed the different potential population/jobs/homes scenarios; the scenario that has been pursued in the Local Plan was shown to offer the most sustainable option in this respect.

9.14 There is the need to protect and enhance human health. There are some aspects of the Local Plan that could work together to damage health. Increased development can in itself create increased emissions and can cause more road traffic. This could bring increased pollution with associated health problems. Increased traffic will also create noise, vibration and other nuisances that together with emissions could affect the health of local residents. There are also safety issues that could be associated with increased traffic. Poor spatial planning could create or exacerbate problems associated with safe housing and issues such as crime and vandalism. This in turn can affect health and quality of life. The Local Plan, in

recognising these potential issues, contains policies that seek to prevent the causes and negative effects of climate change; promotes the location of development such that it maximises accessibility and encourages public transport and other alternatives to the car, such as walking and cycling; that ensures that public open space is protected; and that ensure good design that creates places where crime and the fear of crime are minimised. North Tyneside currently performs poorer than the national average in some health matters, e.g. estimated levels of adult excess weight and in itself suffers from health inequalities between deprived and non-deprived areas. It is considered that having policies related to health would improve the baseline conditions and not having such policies would have a detrimental impact on the health of North Tyneside residents.

9.15 As the number of homes in the Borough grows, along with employment development and tourist facilities, the demand on health, community and retail facilities would grow. The development of one, or two, or more, housing sites may not create such demand to require new facilities but a number will be reached where synergistically it will. The Local Plan contains policies relating to such facilities that will be used in the Development Management process to ensure that this is taken into consideration before development can proceed.

Environmental SA Objectives

9.16 On the whole, the Local Plan offers a suite of policies to ensure environmental aspects are duly taken into consideration and protected appropriately. There are, however, some particular matters that represent an unknown/potentially incompatible impact or could give rise to cumulative or synergistic impacts.

9.17 Development that leads to increases in the number of houses and commercial premises, on the scale anticipated in the Plan, is likely to lead to an increased demand for water and wastewater treatment. Development also represents potential issues with regard

to surface water management during construction and thereafter. In the long term, climate change could see more demand for water and a worsening of water quality through flooding. Together these represent a potential impact on water quality and management. Strategic Flood Risk Assessments have been used to inform strategic policy and site allocations and policies included in the Local Plan aim to manage such issues on a strategic and site level. Not including policies that manage water in this way is not considered a reasonable alternative.

9.18 North Tyneside has positive trends in waste management in recent years, with less waste being collected from households, less waste going to landfill and more waste being recycled. Positive policies are required to ensure these trends are not reversed. Future development of such a scale will invariably have an impact on the amount of waste produced in the Borough. In the short term there may be more pressure on local landfill sites or those further a field adding to the burden of possible contaminated land, groundwater and atmospheric pollution. There may be knock-on effects on local biodiversity. There may be some rise in vehicle use associated with increases in the collection and transportation of waste, and increased car use by residents to reach recycling centres and depots. To overcome such potential impacts, the Local Plan advocates the principles of the hierarchy of waste management (i.e. prevention, recovery, reuse and recycling). Ensuring future development follows this principle can help eliminate the potential negative impacts of waste generation.

9.19 Development can pose a threat to open space and biodiversity. Whilst small amounts of development may not serve to lower the amount of available open space or serve to displace biodiversity, through all the development proposed over the lifespan of the Local Plan synergistically this could be the result. A cumulative impact could also occur with increased visitors to the Borough, especially in popular coastal areas. With the full and rigorous application of Local Plan policies relating to green infrastructure and biodiversity, any risks to open space and biodiversity should be removed or adequately mitigated.

Without these policies the baseline biodiversity situation as identified in the Scoping Report would be susceptible to deterioration. There is therefore no reasonable alternative to the Local Plan's policies on biodiversity and the protection of open space.

9.20 Increases in housing, offices, commercial and retail premises and community facilities will lead to increases in electricity, gas and fuel oil use. Any associated additional travel and journeys would also result in more fossil fuel use. These could lead to increases in emissions of CO₂ and other combustion gases, which could add to the atmospheric burden and further contribute to climate change, acid rain and other air quality impacts. Currently there are no Air Quality Management Areas (AQMAs) in the Borough and the most recent air quality report indicated that air quality in North Tyneside is within national limits. The cumulative impacts of the Local Plan could see this change. Mitigation must be implemented through Local Plan policies on climate change and design.

10. IDENTIFYING INDICATORS TO MONITOR LOCAL PLAN POLICIES

Introduction

10.1 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored in order to identify unforeseen adverse effects and to be able to undertake remedial action.

10.2 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.

10.3 Monitoring should assess whether:

- Assessment's predictions of sustainability effects are accurate;
- The Local Plan is contributing to the achievement of the desired SA objectives and targets;
- If mitigation measures are performing as well as expected;
- If there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.

10.4 The responsibilities for carrying out the monitoring programme lie with the local planning authority, including through the monitoring report. There is a need for integration between the monitoring report and SA, including indicators that enable a link to be established between implementation of the Local Plan and the significant effects being monitored.

10.5 Local planning authorities are responsible for responding to any significant negative environmental effects of implementation of their plans. Similarly, local planning authorities are responsible for identifying and responding to unforeseen adverse effects of

implementation of the plan, with help from the other bodies subject to the Duty to Co-operate.

Monitoring Framework

10.6 The table in Appendix 10 sets out the indicators for monitoring the effects of the Local Plan. These mirror the Local Plan indicators as set out in the Local Plan Implementation and Monitoring Framework. Ongoing review of targets and indicators will be undertaken as any consequential revisions of the Local Plan are prepared. The monitoring programme will be available to view through authority monitoring reports prepared by the Council.

11. CONCLUSION

11.1 The SA of the Local Plan Pre-Submission Draft 2015 and minor modifications (known together in this report as the Local Plan Submission Draft 2016), along with the HRA, has illustrated that the Local Plan promotes positive trends in North Tyneside in delivering the 19 SA Objectives.

12. NEXT STEPS

12.1 This SA Report, with the Local Plan Submission Draft 2016, will be formally submitted to the Secretary of State alongside the whole evidence base and representations made, for examination in June 2016.

12.2 It is expected that the Local Plan examination will start in Autumn 2016 before an independent Planning Inspector who will then prepare a report, which may highlight the requirement for further modifications. Should these modifications be major, they would be subject to the SA process and consultation.

12.3 Subject to the examination process, it is expected that the Local Plan will be adopted Spring 2017.

APPENDIX 1: OFFICER MEETINGS

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

6.8.13 Meeting with Biodiversity Officer

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

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

- Biodiversity and Geodiversity

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

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

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

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

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

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

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

- DM/8.8: Trees and Woodland

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

27.8.13 Meeting with Senior Planning (Conservation) Officer

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

Reference added to review CA boundaries.

- DM/9.11

Wording changes in intro of policy to strengthen.

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

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

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

- S/9.10

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

- General

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

- S/9.15 Spanish city

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

- S/9.16 Buddle

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

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

- AS/9.13 Wallsend Town centre CA

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

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

22.8.13 Meeting with Highways and Infrastructure Manager

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

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

Additions made to policies to take this in.

- Flooding policies

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

No need to mitigate as we only envisage positive effects.

- Water infrastructure

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

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

Additions made to policies in relation to this.

Meeting with Environmental Sustainability Manager and Waste Manager

- DM/9.1

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

Need to keep consistency.

Add “promoting energy efficiency”

Something about community energy schemes – maybe in energy infrastructure section

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

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

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

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

Policy completely rewritten to take account of the above.

- DM/10.8 Renewable energy

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

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

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

Policy completely rewritten to take account of the above.

- Airport operations policy – do we need one?

No specific policy but airport issues are considered throughout Plan.

- S/7.13 quality of housing stock

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

- Green roofs

In water management section.

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

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

- S/10.11 Waste management

Moving towards thinking of rubbish as a resource.

Mentioned in introductory paragraph 10.47

Justification etc. needs updating **Done**

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

Think about flexibility for introduction of new technologies.

Don't need to include targets

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

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

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

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

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

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

- **DM/10.12**

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

- **General**

The current contract with SITA runs until 2022.

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

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

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

29.8.13 Meeting with Senior Development Management Officers

- DM/9.1 Sustainable Design and Construction

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

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

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

Policy rewritten.

- DM/10.14 Telecommunications

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

Seems a usable policy.

- DM/7.5 Affordable housing

Happy to see “at least” 25%

- S/2.1 Green belt

Fine

- S/2.3 Safeguarded land

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

Safeguarded land will be identified on Policies map.

- Policy E9 : Primary Shopping Area and Frontages

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

- E11 district

Good to have numbers included.

- Policy E16 : Impact Assessment

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

Retail policies rewritten and clearer now.

- DM/7.4: Criteria for New Housing Development

Any new housing? One new house? Lots??

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

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

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

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

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

- DM/7.8 self build

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

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

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

Applicant – included in supporting text.

- DM/7.9 executive housing

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

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

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

- DM/7.10 Houses in Multiple Occupation

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

“Affordable” deleted

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

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

- DM/7.11 extra care/specialist housing

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

Policy made clearer

- DM/7.14 G&T
Fine

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

Added to policy.

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

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

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

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

Policy rewritten to be clearer.

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

Subservience is good to include.

“Overshadowing” removed.

- S/10.9 Water Supply

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

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

29.8.13 Meeting with Regeneration Manager and Business and Enterprise Manager

- S/1.1

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

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

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

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

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

- AS/1.2

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

Should include engineering.

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

– Amended

- AS/1.3

b) and d) have repetition.

e) should be spilt into two parts.

Amended.

- AS/1.5

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

Amended.

- S/2.3

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

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

- E1

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

Amended

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

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

- E2

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

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

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

- E3

Looks fine, good to have.

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

Policy amended to be more generic.

- E6

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

- E7

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

- E9

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

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

Retail policies completely rewritten taking the above into account.

- INF5

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

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

- AS/10.5

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

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

- AS/9.16

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

Other uses now encouraged in policy.

- AS/9.17

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

Amended.

29.8.13 Meeting with Housing Strategy Manager and Officers

- DM/7.4 Criteria for New Housing Development

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

Amended.

- DM/7.5 Affordable Housing

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

Point removed.

Range of rewording and clarifications.

Amended as suggested.

- DM/7.8 Self Build

Bullet A - Delete “surplus”

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

Last paragraph may be duplicating and therefore unnecessary

Self build policy now rewritten.

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

Reference removed.

Criteria needs clarifying.

Criteria now separated into two different parts for clarity.

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

Reference in supporting text about emerging SHMA.

"target" not the right word to use here.

"target" removed.

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

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

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

Added.

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

Other groups added

Delete "Wherever practicable"

Deleted.

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

References added.

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

Amended.

Delete “rented”

Deleted.

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

“neighbourhood management” reference removed.

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

Criteria clarified.

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

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

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

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

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

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

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

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

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

APPENDIX 3: SUMMARY OF SITES ASSESSMENT FOR THE LOCAL PLAN:

CONSULTATION DRAFT 2013

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

1 Chapelville, Brenkley Court, Seaton Burn

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

2 Grieves Row, Dudley

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

3 Annitsford Farm, Annitsford

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

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

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

5 Harvey Combe, Station Road, Killingworth

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

6 Stephenson Industrial Estate West, Killingworth

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

7 Stephenson Industrial Estate East, Killingworth

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

8 West Moor, Benton Lane, West Moor

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

9 Gosforth Business Park, Salters Lane, Longbenton

SA Objective	Without implementation of Proposed Policy (existing - open space)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)						
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated			
		S	M	L		S	M	L		S	M	L	
GRAND TOTAL (weighted)	1	4	4	4	-6	1	7	7	10	1	8	18	18

10 Longbenton Foods, Benton Road, Longbenton

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)							
	Unmitigated	Mitigated			Unmitigated	Mitigated					
		S	M	L		S	M	L			
GRAND TOTAL (weighted)	15	28	28	28	6	2	2	2	2	3	3

11 Balliol East, Benton Road, Longbenton

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

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

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

13 Percy Hedley School, Station Road, Forest Hall

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

14 Land to the rear of Midhurst Road, Benton

SA Objective	Without implementation of Proposed Policy (existing open space)			Implementation of alternative Potential Use (residential)							
	Unmitigated	Mitigated			Unmitigated	Mitigated					
		S	M	L		S	M	L			
GRAND TOTAL (weighted)	-9	7	9	10	2	2	2	2	1	3	3

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

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	1	5	7	7	5	2 4	2 7	2 7	9	23	26	26

16 Tyneview Park, Benton

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

17 Station Road (West), Station Road, Wallsend

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

18 Station Road (East), Station Road, Wallsend

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

19 Bellway Industrial Estate, Whitley Road, Benton

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (retail)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	13	24	25	26	4	2 3	2 5	2 6	-1	1 6	1 7	17

20 North Tyne Industrial Estate, Whitley Road, Benton

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (retail)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	13	24	25	26	4	2 3	2 5	26	-1	16	17	17

21 Devonshire Drive, Whitley Road, Holystone

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

22 High Farm, Killingworth

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

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

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

24 Killingworth Moor B, Killingworth

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

25 Killingworth Moor C, Killingworth

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	5	5	5	5	-2	1 8	22	23	-8	21	23	24

26 A19 Corridor 1, Killingworth

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

27 Land at Castle Square, Backworth

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

28 A19 Corridor 3, Backworth

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)				
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated			
		S	M	L		S	M	L		S	M	L	
GRAND TOTAL (weighted)	5	5	5	5	-1	1	4	20	21	-9	17	21	22

29 Backworth Business Park and Cottages, Backworth

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

30 Land at Backworth Metro, Northumberland Park, Shiremoor

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

31 Earsdon Road, Shiremoor

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other edge of town centre use)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	-11	0	0	0	4	2 3	2 5	2 6	7	2 3	2 4	2 4

32 Co Op Buildings, Earsdon Road, Shiremoor

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	-1	-1	-2	-2	2	1 2	1 3	1 7	5	12	13	14

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

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	4	4	4	4	-2	1 2	1 3	1 6	8	21	22	23

34 Plot 11, Cobalt Business Park

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	7	8	8	8	-2	1 6	2 0	2 2	-6	19	22	24

35 Murton Ai, Murton South West

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	-8	21	23	24

36 Murton Aii, Murton South West

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	-8	21	23	24

37 Murton C, Murton Village

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)				
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated			
		S	M	L		S	M	L		S	M	L	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	7	21	22	-8	21	23	24

38 Murton D, Murton East (south)

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)				
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated			
		S	M	L		S	M	L		S	M	L	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	7	21	22	-8	21	23	24

39 Murton F, Murton South East

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (other town centre use)				
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated			
		S	M	L		S	M	L		S	M	L	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	7	-8	21	23	24

40 Murton E, Murton East (north)

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)				
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated			
		S	M	L		S	M	L		S	M	L	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	7	-8	21	23	24

41 Murton B, Murton West

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

42 Moorhouses Reservoir, Billy Mill, North Shields

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

43 Land at Sherborne Avenue, Whitehouse Lane, North Shields

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

45 Charlton Court, Cedartree Gardens, Whitley Bay

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

46 Foxhunters, Hillheads Road, Whitley Bay

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

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

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

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

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	0	0	0	0	1	1	1	2	3	12	13	14

49 35 Esplanade, Whitley Bay

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

50 Whisky Bends, Promenade, Whitley Bay

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

51 High Point Hotel, Promenade, Whitley Bay

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

52 Land at Shap Road, Marden, North Shields

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

53 Wallington Court, Wallington Avenue, Cullercoats

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	0	0	0	0	2	1	1	1
						2	5	9

54 East George Street, North Shields

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

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

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

56 Brewhouse Bank A, North Shields

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

57 Tanners Bank West (N), North Shields

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

58 Tanners Bank West (S), North Shields

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

59 Tanners Bank East, North Shields

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

60 Stephenson House, Stephenson Street, North Shields

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

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

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

62 Land at Albion Road, North Shields

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

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

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

64 Albion House, Albion Road, North Shields

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	13	25	25	25	4	2 1	2 3	2 3

65 Bingo Hall, Lovaine Place, North Shields

SA Objective	Without implementation of Proposed Policy (existing town centre use)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (open space)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	10	26	26	26	3	2 7	3 0	30	2	1 6	17	19

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

SA Objective	Without implementation of Proposed Policy (existing open space)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	-11	0	0	0	4	2 3	2 5	26	-1	1 6	1 7	17

67 Land at Waldo Street, North Shields

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

68 Land at 26-37 Clive Street, North Shields

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

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

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

70 Dock Road Industrial Estate, Lawson Street, North Shields

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	12	24	25	26	5	2 2	2 4	2 5

71 Metro Sidings at Waterville Road, North Shields

SA Objective	Without implementation of Proposed Policy (existing open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment offices)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	-12	2	4	4	5	2 3	2 5	2 5	8	2 5	2 6	2 6

72 Gasometer at Minton Lane, North Shields

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

73 Land at Minton Lane, North Shields

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

74 Site 18R, Royal Quays, North Shields

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

75 Land at Coble Dene, Royal Quays, North Shields

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)						
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated					
		S	M	L		S	M	L		S	M	L			
GRAND TOTAL (weighted)	0	0	0	0	2	1	2	1	3	1	7	5	12	13	14

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

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

77 Percy Main Bus Depot, Norham Road, North Shields

SA Objective	Without implementation of Proposed Policy (existing - employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	-1	1	2	2	6	2	26	27

78 West Chirton South, Norham Road, North Shields

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

79 Langdale Centre, Langdale Gardens, Howdon

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

80 Bonchester Court, Battle Hill Drive, Wallsend

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

81 Beadnell Court, Battle Hill Drive, Wallsend

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

82 Mullen Road and Depot, Battle Hill, Wallsend

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

83 Parkside School, Mullen Road, Wallsend

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

84 Dorset House, Station Road, Wallsend

SA Objective	Without implementation of Proposed Policy (closed down care home)			Implementation of alternative Potential Use (residential)							
	Unmitigated	Mitigated			Unmitigated	Mitigated					
		S	M	L		S	M	L			
GRAND TOTAL (weighted)	3	17	22	22	2	2	2	2	1	3	4

85 Portugal Place Block, High Street West, Wallsend

SA Objective	Without implementation of Proposed Policy (existing mixed use)			Implementation of alternative Potential Use (residential only)			Implementation of alternative Potential Use (mixed use; residential, retail, leisure, health facilities)								
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated					
		S	M	L		S	M	L		S	M	L			
GRAND TOTAL (weighted)	-13	-	0	0	4	2	2	2	2	2	2	2	8	9	9

86 Snooker Hall, Station Road, Wallsend

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

87 Home Group, Station Road, Wallsend

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

88 Land Adjacent to ROAB Club, Brussels Road, Wallsend

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

89 Carville Hotel, Carville Road, Wallsend

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

90 Car Park West, High Street East, Wallsend

SA Objective	Implementation of alternative Potential Use (car park - as existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	-5	9	9	9	1	2 2	2 8	2 9

91 Wallsend Library, Ferndale Avenue, Wallsend

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	17	19	19	19	-5	2 7	3 1	3 2	6	2 6	3 2	3 3

92 Police Station, Northumberland Street, Wallsend

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

93 Alexander St and Northumberland St Block, Wallsend

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

94 Car Park East, High Street East, Wallsend

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

95 Town Hall (Wallsend Baths), High Street East, Wallsend

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

96 Community Centre, Vine Street, Wallsend

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

97 Cedar Grove Block, Wallsend

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

98 Hadrian Road (land south of Metro), Wallsend

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

99 Rosehill Road (Persimmon), Ropery Lane, Wallsend

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

100 Howdon CSC, Churchill Street, Howdon

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	0	8	8	8	3	1 2	1 3	1 6	12	2 1	2 2	2 3

101 Howdon Gas Works, Howdon Lane, Howdon

SA Objective	Without implementation of Proposed Policy (Employment Land)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	20	27	29	29	6	2 3	2 5	2 6

102 Swales Industrial Estate, Willington Quay

SA Objective	Implementation of alternative Potential Use (employment - also existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	9	17	22	22	- 11	2 7	3 0	3 1

103 Land adjacent to East End Park, Willington Quay

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	-2	7	7	7	8	2 0	2 5	2 6	-0	2 1	2 5	26

104 Howdon Green, Willington Quay

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

105 Land at Telford Street, East Howdon

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

106 Tyne Tunnel Trading Estate, High Flatworth

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

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

	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (without protected status)			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	18	30	30	30	-12	-11	-11	-11

108 Esso, Howdon Road, East Howdon

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

109 Weetslade, Sandy Lane, Weetslade

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

110 Proctor and Gamble, Whitley Road, Benton

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

APPENDIX 4: SA OF GROWTH OPTIONS

R – red – potential negative impact

A – amber – potential neutral or insignificant impact

G – green – potential positive impact

Growth options marked as orange on table below

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

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

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

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

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

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

Growth Options

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

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

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

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

APPENDIX 5: SA OF POLICIES

S – short term

M – medium term

L – long term

R – red – potential negative impact

A – amber – potential neutral or insignificant –impact

G – green – potential positive impact

S1.1 Spatial Strategy for Sustainable Development

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach						
		S	M		L	S				M	L
1	A	G	G	G	A	A	A	A	Development allocations later in the LP are based on this policy. However, these allocations would still exist without this policy so impacts are still positive. Windfall sites would be difficult to direct without this spatial policy. Policy is not about encouraging or delivering development but locating it sustainably.		
2	A	G	G	G	A	A	A	A			
3	G	G	G	G	A	A	A	A			
4	A	G	G	G	A	A	A	A		Ensure suite of policies to allocated sites deliver development	No alternative considered appropriate.
5	A	G	G	G	A	A	A	A		Include a reference to educational facilities in point c, if appropriate.	Policy does not mention training or educational facilities so no real link here.
6	A	G	G	G	A	A	A	A		Ensure suite of allocations and policies to deliver development	Development allocations in the LP are based on this policy. However, these allocations would still exist without this policy so impacts are still positive. Windfall sites would be difficult to direct without this spatial policy.
7	A	A	A	A	A	A	A	A		No direct link.	

8	G	G	G	G	R	A	A	A	Ensure suite of policies and allocations to deliver development.	Without policy, development could be located further away from residents increasing car dependency.	Easily accessible development will increase walking residents health would improve
9	A	A	A	A	A	A	A	A	Include a reference to community facilities in point c, if appropriate		No mention of community facilities so little effect from policy.
10	A	G	G	G	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed.		Any development may have a negative impact. Assessments when applications come in should mitigate.
11	G	G	G	G	A	A	A	A			Locating development within urban area will reduce the reliance on the car and help to tackle climate change. Without this policy there would still be development allocations in main areas. However, this would not help to direct windfall sites.
12	G	G	G	G	A	A	A	A			Policy aims to locate development in the most sustainable locations. Without this policy there would still be development allocations in main areas. However, this would not help to direct windfall sites.

13	R	A	A	A	A	A	A	A	Ensure policy and guidance on protection of international sites and biodiversity protection are included in Plan and adhered to when guiding development at the coast.	Ensure policy and guidance on protection of international sites and biodiversity protection are included in Plan and adhered to when guiding development at the coast.	Strategy directs development to the main urban area,. The strategy directs tourist and cultural facilities to the coast where there are particular sensitivities connected to internationally protected sites. Without policy, there would be less opportunity to steer development away from certain locations that would not be as suitable.
14	A	A	A	A	A	A	A	A			no direct link
15	G	G	G	G	A	A	A	A		The alternative is to rely on other policies within the plan.	Development is directed away from the rural edges and green belt of the borough.
16	A	A	A	A	A	A	A	A			Neutral impacts. Development within urban areas could strengthen the landscape character but could pose a risk depending on location of development
17	A	G	G	G	A	A	A	A	Application of Sequential Test when allocating sites.	The deletion of this policy would have no direct impact on flood risk. Other policies both nationally and within the plan reduce flood risk.	
18	A	A	A	A	A	A	A	A			No direct link.
19	R	R	A	A	A	A	A	A			By locating all development within urban areas, noise pollution could increase, especially during construction phase. However, reduced car use would lead to a reduction in noise

Conclusion

The policy sets out a development strategy that aims to direct development to the most sustainable areas. Construction will create noise but this will be short term. Sustainable locations lessen the need for car use so noise will be lessened from this source. With the alternative of not having the policy there would be the concern that development would be more ad-hoc and less sustainable in their locations.

S1.2 Spatial Strategy for Health and Well-being

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A	A		
2	A	A	A	A	A	A	A		
3	A	A	A	A	A	A	A		No direct link.
4	A	A	A	A	A	A	A		Benefits may arise for the tourist sector through creating an inclusive built and natural environment and promoting access for all to green spaces. Controlling the location of, and access to, unhealthy eating outlets can also work to improve the visual amenity of North Tyneside.
5	A	A	A	A	A	A	A		Policy includes the need to deliver sufficient school facilities as part of the sites. This provision, along with all school provision, will need to be monitored over time to ensure all needs are being met. Higher education/training opportunities in the Borough will require monitoring too.
6	A	G	G	G	A	A	A		Policy seeks to prevent negative impacts on residential amenity and wider public safety.
7	A	A	G	G	A	A	A	Ensure communities are involved in the planning process including any masterplans	Policy seeks to create an inclusive natural and built environment which, if mitigated can work towards creating harmonious crime free neighbourhoods.

									drawn up for the sites.		
8	G	G	G	G	R	A	A	A	Need to monitor health facilities and ensure sufficient are provided to meet the needs of the population.		This policy directly links with this objective. The policy aims to maintain and improve the health and wellbeing of North Tyneside's residents. Creating and improving areas of green infrastructure can help to promote more active lifestyles. Controlling the location and access to unhealthy eating outlets can help to support a healthier diet and lifestyle.
9	G	G	G	G	A	A	A	A	Need to monitor community facilities and ensure sufficient are provided to meet the needs of the population.		Policy requires improved access to health and social care facilities, green spaces, sports facilities, play and recreation opportunities.
10	A	A	A	A	A	A	A	A			No direct link.
11	G	G	G	G	A	A	A	A			Promoting and improving GI assets can help to work towards adapting to the impacts of climate change. In addition promoting allotments and gardens can help.
12	G	G	G	G	A	A	A	A			Policy directly encourages healthy and active lifestyles, in particular walking and cycling.
13	G	G	G	G	A	A	A	A			This policy aims to encourage the development of gardens and allotments for exercise, recreation and healthy locally produced food which can bring benefits to biodiversity and geodiversity.
14	A	A	A	A	A	A	A	A			No direct link.

15	A	G	G	G	A	A	A	A	Get the local community involved in local wildlife initiatives		The policy seeks to maintain and improve a wide range of green infrastructure assets.
16	G	G	G	G	A	A	A	A			This policy aims to create an inclusive built and natural environment which can assist in strengthening sense of place.
17	A	G	G	G	A	A	A	A	Ensure adequate mitigation.		Maintaining and enhancing various green infrastructure elements and green space can help with surface water issues.
18	A	A	A	A	A	A	A	A			No direct link.
19	G	G	G	G	A	A	A	A			The policy seeks to prevent negative impacts on residential amenity such as noise.
Conclusion		<p>This policy seeks to maintain and improve the health and well-being of North Tyneside's residents. Creating inclusive environments, maintaining and enhancing green space and promoting healthy and active lifestyles is the sustainable approach. Not having the policy would remove the opportunity to proactively sustain or improve health.</p>									

DM1.3 Presumption in favour of sustainable 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
		S	M		L	S				
1	G	G	G	G	A	A	A	<p>The alternative to this policy would be to default to the policy within NPPF. Whilst this wouldn't result in negative effects the Council may not be as pro-active when dealing with applicants</p>	Working with developers will enable more quality development to come forward. Improving the economy in the borough.	
2	G	G	G	G	A	A	A			
3	G	G	G	G	A	A	A			
4	G	G	G	G	A	A	A			
5	G	G	G	G	A	A	A			
6	G	G	G	G	A	A	A			
7	G	G	G	G	A	A	A			
8	G	G	G	G	A	A	A			
9	G	G	G	G	A	A	A			
10	G	G	G	G	A	A	A			
11	G	G	G	G	A	A	A			
12	G	G	G	G	A	A	A			
13	G	G	G	G	A	A	A			
14	G	G	G	G	A	A	A			
15	G	G	G	G	A	A	A			
16	G	G	G	G	A	A	A			
17	G	G	G	G	A	A	A			
18	G	G	G	G	A	A	A		Policy encourages and enables development that improves environmental conditions in the borough.	



19	G	G	G	G	A	A	A	A		
Conclusion		This policy has been prepared in accordance with the recommendations of NPPF. It sets out the intention for sustainable decisions in the planning process. By its very nature, having the policy in the Local Plan is a sustainable option.								

S1.4 General Development Principles											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	Areas have been highlighted that would be suitable for economic growth, which could encourage development in the right areas but not as successfully.	Policy implies that if a need was identified for development, then a positive contribution would be encouraged. This would include proposals that could improve jobs and employment. Without this policy development could lose focus and may not be as successful.	
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	G	G	G	G	A	A	A	A		Policy does not specifically encourage the tourism sector, just positive development where required, but could be used to support development in this sector.	
5	G	G	G	G	A	A	A	A	Provides the opportunity for development. Could combine with other policies, to achieve this.	Policy is not specifically orientated to education and without the policy there would little change.	

6	G	G	G	G	A	A	A	A	Will need to be used in conjunction with other policies through the planning process to deliver the variety required.		Policy is not specifically orientated to housing type and without the policy there would little change.
7	A	G	G	G	A	A	A	A	Ensure development is in the right locations and completed to a high standard. Introduce more opportunities for the public to become involved in the planning process.	Introduce more opportunities for the public to become involved in the planning process.	Development located in the right area, or that can redevelop existing facilities, can create a positive environment that increases civic pride and reduces crime and fear of crime. Good, new development that benefits the area may attract more interested members of the public to become involved. This could be built on by creating opportunities for public involvement in the planning process.
8	G	G	G	G	A	A	A	A	Need to ensure positive changes are maintained.		Improvements to the natural environment and cycling/walking routes should encourage outdoor pursuits and healthier lifestyles.
9	A	G	G	G	A	A	A	A	High quality design and functionality would help to develop suitable facilities.		Policy reliant on a need being identified and being created by or for the community.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.

11	G	G	G	G	R	A	A	A		Using other policies, use of permitted development, government addressing the needs of climate change.	Policy actively seeks to prioritise Brownfield sites, use available land and make the best use of existing buildings. Also looks at improving existing transport infrastructure.
12	G	G	G	G	A	A	A	A			Improvement of sustainable transport options, as well as encouraging it further, helps in the fulfilment of this objective. Also encourages the reuse of existing facilities which would reduce the need to travel.
13	A	G	G	G	A	A	A	A	Ensure all development is mitigated correctly.		Mitigation needs to be in place to ensure that sites and species are not negatively affected by development.
14	R	A	A	A	A	A	A	A	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	Do not encourage any development in the Borough thus no production of waste.	All development has the potential to create waste. It would be necessary to find ways to minimise and control the waste.
15	G	G	G	G	A	A	A	A			Policy looks to protect greenfield sites. This could be developed further by looking to enhance these areas and where suitable, allow them to be used by the public.
16	A	G	G	G	A	A	A	A			Heritage assets are protected by law.
17	R	A	A	A	A	A	A	A	This would be addressed when an application is received and mitigation can be built in for each,		Building work may have a negative impact. Assessments when applications come in should mitigate.

									individually.		
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.									

Policy S1.5 The Green Belt										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation		
		S	M		L	S				M
1	A	A	A	A	A	A	A	There is no evidence to suggest the Borough requires green belt land for development. Its protection as set out in this policy is as advised in NPPF. There is therefore no alternative.	Green belt policies do restrict development to an extent which may reduce the opportunity for local jobs. However green belt policies also assist in the regeneration of built-up areas, promoting and boosting local jobs and the economy. Not implementing the policy would have the opposite effect. Overall a neutral effect.	
2	A	A	A	A	A	A	A		Open countryside can in itself be an attraction. However, restrictions on development in GB could constrain activities. On balance, neutral .	
3	A	A	A	A	A	A	A		No link.	
4	A	A	A	A	A	A	A		Restricting development anywhere will reduce land availability and therefore the amount of potential housing sites.	
5	A	A	A	A	A	A	A		Maintains community boundaries and creates a sense of place.	
6	R	A	A	A	A	A	A		Support housing in suitable areas in the Borough.	
7	G	G	G	G	A	A	A			

8	G	G	G	G	A	A	A	A		Whilst open spaces promote active lifestyles., the green belt is, in the main, private land. Prevention of sprawl allows for health facilities to be closer to residents.
9	G	G	G	G	A	A	A	A		Policy avoids sprawl so keeps facilities close to residents.
10	G	G	G	G	A	A	A	A		Retention of green belt land allows for a large area of natural irrigation that is positive for water quality.
11	G	G	G	G	A	A	A	A		Maintaining green space and preventing sprawl is vital to adapting to the impacts of climate change whilst also providing natural air quality.
12	G	G	G	G	A	A	A	A		Green belt protection prevents sprawl, thus avoiding the need to travel.
13	G	G	G	G	A	A	A	A		Not implementing this policy would directly contradict this objective.
14	G	G	G	G	A	A	A	A		Green belt protection encourages reuse of existing buildings.
15	G	G	G	G	A	A	A	A		Not implementing this policy would directly contradict this objective.
16	G	G	G	G	A	A	A	A		Green belt protection advocates the maintaining of local boundaries, character and distinctiveness.
17	G	G	G	G	A	A	A	A		Green belts provide a way for natural saturation from ground and surface waters.

18	G	G	G	G	A	A	A	A			Preserving green belt land also preserves necessary agricultural land and in turn encourages the re-use of brownfield/ contaminated land back into use.
19	G	G	G	G	A	A	A	A			Green belts / open spaces provide a natural buffer to noise pollution.
Conclusion		This policy has been prepared in accordance with the recommendations of NPPF. There is no reasonable alternative. Defining a Green Belt is seen as a sustainable way forward.									

Policy DM1.6 Positive uses within the Green Belt

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	R	R	A	A	G	G	G	G	<p>Potential conflicts may arise as the policy limits development upon green belt land therefore it is not contributing towards the high and stable levels of employment. However the protection of green belt land can bring positive effects in other ways, i.e. tourism and recreation. There is no alternative to this policy.</p> <p>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</p> <p>The green belt policy could potentially inhibit higher and stable levels of employment with more local jobs as it discourages development on local greenfield sites meaning development will need to be carried out within other site locations that are not protected. Despite this, protecting the green belt from development offers many positives for the borough including regeneration and the protection of the countryside.</p>
2	R	R	A	A	G	G	G	G	
3	R	R	A	A	G	G	G	G	

Ensure a wide range of employment land is provided on other suitable and viable sites.

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.									

S1.7 Safeguarded Land

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation			
		S	M		L	S				M	L
1	R	A	A	G	A	G	G	G	Before identifying safeguarded land, ensure that enough land is identified elsewhere in the Borough, for a variety of uses, in order to support economic growth and development	Encourage opportunities for economic land uses and employment	This policy does restrict development to an extent which may reduce the opportunity for local jobs in particular locations. However this policy can assist in the regeneration of built-up areas, by directing jobs growth to such areas and promoting and boosting the local economy. Not implementing the policy could have the opposite effect.
2	R	A	A	G	A	G	G	G			
3	R	A	A	G	A	G	G	G			
4	A	A	A	A	R	A	A	A		Ensure element of open space is retained	Open countryside can be an attraction. However, restrictions on development could constrain activities.
5	A	A	A	A	A	A	A	A			No link.
6	R	A	A	A	A	G	G	G	Support housing development in suitable areas of the Borough	Encourage opportunities for residential development	Restricting development anywhere will reduce land availability and therefore the amount of potential housing sites.
7	A	A	A	A	R	A	A	A		Ensuring community safety is considered in developments	Maintains community boundaries and creates a sense of place.

8	A	G	G	G	R	A	A	A	Where possible, provide public pathways and cycle paths to encourage healthy and active lifestyles.	Making pathways and cycleways integral to development to encourage sustainable lifestyles through access to open space	Open, unrestricted spaces promote active lifestyles.
9	A	A	A	A	R	A	A	A		Provide an appropriate range of community facilities through development.	Policy avoids sprawl so keeps facilities close to residents.
10	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Any new developments can affect the quality of ground and surface waters without proper mitigation
11	G	G	G	G	R	R	R	R			Maintaining green space is vital to adapting to the impacts of climate change whilst also providing natural air quality.
12	G	G	G	G	R	A	A	A		Offer sustainable transport options	Safeguarded land prevents sprawl in the plan period, thus avoiding the need to travel.
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective by offering opportunity for development of open land.
14	G	G	G	G	R	A	A	A		Find alternative waste management sites.	
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective by offering opportunity for development of

											open land.
16	G	G	G	G	R	R	R	R			Safeguarded land advocates the maintaining of local boundaries, character and distinctiveness.
17	G	G	G	G	R	R	R	R		Implement relevant flood mitigation strategies.	Allocation of safeguarded land helps to maintain open land and provides a way for natural saturation from ground and surface waters.
18	G	G	G	G	R	R	R	R			Preserving open land preserves necessary agricultural land and in turn encourages the re-use of brownfield/contaminated land back into use.
19	G	G	G	G	R	R	R	R			Open spaces provide a natural buffer to noise pollution.
Conclusion		Setting out a clear statement on the designation of safeguarded land is seen as a way of ensuring its protection and the sustainability benefits that brings. The alternative of not having the policy is not considered a reasonable option.									

Policy DM1.8 Development within the Safeguarded Land

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					
		S	M		L	S				M
1	R	R	A	A	A	G	G	G	Policy limits development upon safeguarded land therefore it is not directly contributing towards the economic wellbeing of the borough. However the protection of this type of land can bring positive effects in other ways, i.e. tourism and recreation.	
2	R	R	A	A	A	G	G	G		
3	R	R	A	A	A	G	G	G		Ensure a wide range of employment land is provided on other suitable and viable sites.
4	A	A	A	A	A	A	A	A		Safeguarded land, in the form of open land, could help to promote sustainable tourism.
5	R	A	A	A	A	A	A	A		Ensure a wide range of education and training facilities is provided on other suitable and viable sites.
6	R	R	A	A	G	G	G	G		Ensure a wide range of housing needs are met through the use of brownfield and other suitable and viable sites.

14	A	A	A	A	R	A	A	A		Find alternative waste management sites.	
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict the objective
16	G	G	G	G	R	R	R	R			Safeguarding land will help preserve the local landscape character whilst creating distinct areas and a sense of place. Development on safeguarded land would reduce the amount of open space within the area and could lose valuable character.
17	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Preserving greenfield sites can promote surface water saturation and work towards reducing potential flood risk to people and their properties.
18	G	G	G	G	R	R	R	R			Safeguarded land provides protection for agricultural land. Development will be encouraged within brownfield sites rather than greenfield sites.
19	G	G	G	G	R	A	A	A			Safeguarded land can act as a buffer to noise pollution created by nearby transport routes and developments.
Conclusion		Setting out a clear statement on the presumption against development on safeguarded land is seen as a way of ensuring its protection and the sustainability benefits that brings. The alternative of not having the policy is not considered a reasonable option.									

AS1.9 Local Green Space at Killingworth Open Break

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M		L	S					
1	R	A	A	A	A	A	G	G	Restriction on development potentially limits economic growth but the nature of this area means that it would be limited and there are alternative sites elsewhere in the locality.		
2	R	A	A	A	A	A	G	G			
3	R	A	A	A	A	A	G	G			
4	A	A	A	A	A	A	A	A	Minimal link; whilst a pleasant area it is not considered a major draw for visitors.		
5	A	A	A	A	A	A	A	A	Ensure a wide range of education and training facilities is provided on other suitable and viable sites. Limited link to objective.		
6	R	R	A	A	G	G	G	G	Ensure a wide range of housing needs are met through the use of brownfield and other suitable and viable sites. Positively encourage proposals for residential proposals This land has been assessed as unsuitable for housing development through the SHLAA but in theory protecting the space from development through Local Green Space designation could reduce the amount of available land to provide a range of homes at a variety		
7	G	G	G	G	R	A	A	A	Ensuring community safety is considered in developments. Maintaining the Open Break creates a sense of place and identity working towards a harmonious community.		

8	A	A	A	A	A	A	A	A			The Open Break is not publically accessible so cannot be used for a physical exercise. However, being in close proximity to open space can relieve stress levels. Overall, a neutral impact.
9	R	R	A	A	R	A	A	A	Ensure alternative sites are identified where there is a need	Provide an appropriate range of community facilities through development.	
10	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Any new developments can affect the quality of ground and surface waters without proper mitigation. Protecting the space from development will avoid that potential.
11	A	A	A	A	A	A	A	A			Little direct link.
12	A	A	A	A	A	A	A	A			Little direct link.
13	G	G	G	G	R	A	A	A		Ensure any development on the site incorporated measures to protect and enhance biodiversity.	Protection of undeveloped land can help preserve the local ecological environment and help protect and enhance the local biodiversity and geodiversity.
14	A	A	A	A	R	A	A	A		Find alternative waste management sites.	Local Green Space designation lowers the site's potential for waste development.
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict the objective.

16	G	G	G	G	R	R	R	R			Protection of the Open Break will help preserve the local landscape character whilst creating distinct areas and a sense of place. Development on this land would reduce the amount of open space within the area and could lose valuable character.	
17	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Preserving greenfield sites can promote surface water saturation and work towards reducing potential flood risk to people and their properties.	
18	G	G	G	G	R	R	R	R			Maintaining this land provides protection for agricultural land. Development will be encouraged within brownfield sites rather than greenfield sites.	
19	G	G	G	G	R	A	A	A		Ensure any development on the site incorporated measures to reduce noise pollution.	Open land can act as a buffer to noise pollution created by nearby transport routes and developments.	
Conclusion		<p>Whilst the restriction of development on land contravenes economic and housing objectives, it has a neutral/positive effect on social and environment factors. As development needs can be met elsewhere in the Borough, this is seen as a sustainable policy. Implementation of the policy has more potential positive impacts than the alternative of not implementing the policy.</p>										
S1.10 Supporting Neighbourhood Planning												
	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			
2	A	A	A	A	A	A	A	A			Whilst neighbourhood plans may address these issues, as they are to conform to the NPPF and the Local Plan, their effect should be neutral.
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			
7	A	G	G	G	A	A	A	A	The plan would need to be inclusive of the whole community and potentially require resources to help through the process. Harmony could be spoilt through empathy if the NP objectives are not brought to fruition.	Involve communities in the planning process via other mediums, e.g. focus groups, meetings, increased consultation.	
8	A	A	A	A	A	A	A	A			Whilst neighbourhood plans may address these issues, as they are to conform to the NPPF and the Local Plan, their effect should be neutral.
9	A	A	A	A	A	A	A	A			
10	A	A	A	A	A	A	A	A			Whilst neighbourhood plans may address these issues, as they are to conform to the NPPF and the Local Plan, their effect should be neutral.
11	A	A	A	A	A	A	A	A			
12	A	A	A	A	A	A	A	A			
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			



16	A	A	A	A	A	A	A	A		
17	A	A	A	A	A	A	A	A		
18	A	A	A	A	A	A	A	A		
19	A	A	A	A	A	A	A	A		
Conclusion		This policy sets out the support for the production of a NP rather than what they would contain. However, it is considered that the policy support for NP production would have a positive impact on community relations.								

S2.1 Economic Growth Strategy											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	There is no 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 local people.	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.

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		Could occur during building work.

									other policies.		
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.									

S2.2 Provision of Land for Employment Development

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		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 prices, effecting the borough	Without the allocation of sufficient employment sites, north Tyneside could appear less attractive to potential developers, resulting in business growth occurring outside of the Borough. Inclusion of specific employment use class help to promote employment development specifically	
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			Ensure eventual allocations include socially deprived areas
4	A	A	A	A	A	A	A	A		No direct effect until sites are known	
5	A	A	A	A	A	A	A	A		No direct effect until sites are known	

6	R	G	G	G	A	A	A	A	Ensure housing policies reflect employment allocations	A good supply of employment land will attract residents to the borough, thus increasing the demand for housing. Without a good supply and people may leave the borough.
7	G	G	G	G	R	A	A	A	Without it, the area may fall into disrepair which could encourage crime. Need to work with the community to avoid this.	By creating and retaining existing jobs, it will increase pride in the area and strengthen the community.
8	G	G	G	G	A	A	A	A		By creating and retaining existing jobs, it will help create, maintain a healthy community
9	A	A	A	A	A	A	A	A		no direct effect
10	A	A	A	A	A	A	A	A		No direct effect until sites are known
11	A	A	A	A	A	A	A	A		No direct effect until sites are known
12	G	G	G	G	R	A	A	A		By ensuring there are employment sites in North Tyneside, it should reduce the need for local people to travel outside the Borough to get to work.

13	A	G	G	G	R	G	G	G	Impact on biodiversity will be addressed during site selection.	A lower employment land allocation would reduce possibility of allocations effecting wildlife sites	Impact unknown until sites are allocated.
14	A	A	A	A	A	A	A	A			No direct link
15	A	G	G	G	R	G	G	G	Impact on green infrastructure will be addressed during site selection.	A lower employment land allocation would reduce possibility of allocations effecting green infrastructure	Impact unknown until sites are allocated. However, by allocating employment sites would stop ad hoc development on un allocated sites.
16	G	G	G	G	R	A	A	A			Allocating employment land will help to focus development in suitable locations that will not have a negative impact on North Tyneside's landscape.
17	A	G	G	G	R	G	G	G	Sequential test has been undertaken of all potential sites, this will direct allocations	A lower employment land allocation would reduce possibility of allocations in areas of flood risk	Full impact unknown until sites are allocated. However, by allocating employment sites would stop ad hoc development on un allocated sites.

18	A	G	G	G	A	G	G	G		A lower employment land allocation would reduce possibility of allocations effecting agricultural or contaminated land	Allocating employment land will help to focus development in suitable locations that will not have a negative impact on North Tyneside's agricultural land. It encourages the reuse of land for new employment purposes.
19	R	A	A	A	A	A	A	A	Mitigated through the planning process and other policies.		
Conclusion		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.									

DM2.3 Development Affecting Employment Land and buildings										
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.

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

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
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 through the planning process and other policies.		Ensure protection of green 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	A	A	A	Mitigated through site management, the planning process and other policies.		Some short term notice could occur during building work. Impact depends on exact locations - ensure adequate mitigation.
Conclusion		<p>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.</p>												

AS2.5 River Tyne North Bank

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach				Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A	Focused, long-term investment in the engineering, manufacturing and renewable sectors	The North Bank area is unique within the Borough due to location on the River and the heavy concentration of similar land uses. Sites are currently in employment use but this policy offers a long term economic strategy that can attract investment.	
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 link to tourism.	
5	G	G	G	G	A	G	G	G	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities.	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities.	Policy intends to promote the provision of education and training facilities, including by providing accommodation for training in the engineering, manufacturing and renewable sectors.
6	R	A	A	A	A	A	A	A	Ensure housing supply across Borough.		North Bank area not felt to be suitable for housing development however without a targeted employment strategy for the area, it could become available for other uses.

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

12	R	G	G	G	A	G	G	G	Encourage opportunities for sustainable travel in order to promote healthy lifestyles. Integrate sites with existing infrastructure, particularly cycleways.	Investigate, where possible, promoting and expanding sustainable transport routes to the site.	Close proximity to existing sustainable transport routes, including the Metro and cycle paths, should be exploited
13	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Improve the appearance of the site and introduce planting if possible.	By using a brownfield site, it will reduce the need to develop greenfield sites. This could therefore have a positive impact on the overall biodiversity and geodiversity in the Borough.
14	R	R	A	A	A	A	G	G	Ensure that new developments integrate waste minimisation, reuse, recycling and composting.	Ensure that existing development integrate waste minimisation, reuse, recycling and composting.	Development is likely to generate more waste, but the long term effect could be neutral or improved through promoting recycling and composting and reducing the amount of waste generated.
15	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Ensure the existing areas are well maintained and improve the appearance of the site, to make it more attractive.	Development on this site prevents development on green land.
16	G	G	G	G	A	G	G	G	Ensure local distinctiveness forms a key element in taking forward development.	Promote a scheme to enhance the overall appearance of the site.	Contribution to cultural heritage and local distinctiveness could be seen through focus on the engineering, manufacturing and renewable sectors of employment.

17	R	G	G	G	A	G	G	G	Mitigation would occur through the planning process when an application is submitted. Ensure appropriate application of SuDS.	Promote a scheme to retrofit SuDS i.e. rain garden, water butts	Parts of sites are within flood risk areas. Development may increase flood risk generally and upon specific sites.
18	G	G	G	G	A	A	A	A			The sites are potentially contaminated and development would bring land back into beneficial use. Development on this site prevents development on green sites.
19	R	A	A	A	A	A	A	A	Noise mitigation measures to be employed.	Depending on employment use noise pollution could occur.	Manufacturing and engineering employment could cause an increase in noise pollution
Conclusion		<p>The policy encourages economic growth and so is positive in this respect. It is considered that giving policy support to economic development at this key employment site, which is part of a North East Enterprise Zone, is essential and to not provide this policy would not be a reasonable alternative. Development has the potential to create some environmental issues but if managed correctly, could make a positive impact through incorporating positive measures into the design and operation of sites and buildings.</p>									

AS2.6 A19(T) Economic Corridor

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	G	G	G	G	A	A	A	A	Focus on employment uses along the corridor will have a positive effect on these objectives, continued and renewed investment will only strengthen this.	Policy looks to promote economic growth along the A19 corridor, continuing the direction of policy and investment seen over recent years.
2	G	G	G	G	A	A	A	A		
3	G	G	G	G	A	A	A	A		
4	A	A	A	A	A	A	A	A		
5	A	G	G	G	A	G	G	G	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities.
6	R	A	A	A	A	A	A	A	Ensure housing supply across Borough.	Without a targeted employment strategy for the area, it could become available for other uses.

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

12	R	G	G	G	A	G	G	G	Encourage opportunities for sustainable travel in order to promote healthy lifestyles. Integrate sites with existing infrastructure, particularly cycleways.	Investigate, where possible, promoting and expanding sustainable transport routes to the site.	
13	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Improve the appearance of the site and introduce planting if possible.	
14	R	R	A	A	A	A	G	G	Ensure that new developments integrate waste minimisation, reuse, recycling and composting.	Ensure that existing development integrate waste minimisation, reuse, recycling and composting.	Development is likely to generate more waste, but the long term effect could be neutral or improved through promoting recycling and composting and reducing the amount of waste generated.
15	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Ensure the existing areas are well maintained and improve the appearance of the site, to make it more attractive.	
16	G	G	G	G	A	G	G	G	Ensure local distinctiveness forms a key element in taking forward development.	Promote a scheme to enhance the overall appearance of the site.	
17	R	G	G	G	A	G	G	G	Mitigation would occur through the planning process when an application is submitted. Ensure appropriate application of SuDS.	Promote a scheme to retrofit SuDS i.e. rain garden, water butts	

18	G	G	G	G	A	A	A	A			The sites are potentially contaminated and development would bring land back into beneficial use. Development on this site prevents development on green sites.
19	R	A	A	A	A	A	A	A	Noise mitigation measures to be employed.	Depending on employment use noise pollution could occur.	Manufacturing and engineering employment could cause an increase in noise pollution
Conclusion		<p>The policy encourages economic growth and so is positive in this respect. It is considered that giving policy support to economic development at this key employment site, which is ideally located for transport infrastructure, is essential and to not provide this policy would not be a reasonable alternative. Development has the potential to create some environmental issues but if managed correctly, could make a positive impact through incorporating positive measures into the design and operation of sites and buildings.</p>									

S3.1 Competitive Town Centres

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
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 outside of the town centre.	The policy supports the objective.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R			Not providing sufficient retail floor space will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R			As above. No alternative.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	G	G	G	Ensure that regeneration meets high standards of design that reflects local character.	Target areas of decline through individual regeneration projects and master plans.	A viable town or district centre contributes towards local distinctiveness. Policy recognises the importance on using special character to add to enhance distinctiveness, while ensuring the protection of heritage assets.

17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	G	G	G	G	R	G	G	G		Promote Brownfield sites to come forward.	Brownfield sites in the town centre may suffer from contamination from previous uses.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy. This policy is the most appropriate option.									

S3.2 Hierarchy of Centres

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	G	G	G	G	R	R	R	R	The policy supports the objective - there is no suitable alternative.
2	G	G	G	G	R	R	R	R	Jobs would still be created but wider environment would suffer.
3	G	G	G	G	R	R	R	R	There is no suitable alternative. Jobs may not be created locally and in areas near to the working populations.
4	G	G	G	G	R	R	R	R	There is no suitable alternative. Town and district centres could become less attractive and locations to shop and visit due to empty units.
5	A	A	A	A	A	A	A	A	Does not impact on this objective.
6	A	A	A	A	A	A	A	A	Does not impact on this objective.
7	G	G	G	G	R	R	R	R	No alternative. Empty shop units could create an unsafe environment with a lack of footfall and natural surveillance. A viable town or district centre contributes towards community identity.
8	G	G	G	G	R	R	R	R	Shops close to where people live with encourage walking and contribute towards healthy lifestyles.

9	G	G	G	G	R	G	G	G		Improve public transport and connections to new community facilities.	Community facilities may not be located next to residential areas restricting the people who are able to access them.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R		No alternative.	By locating shops within consolidated areas it encourages walking, thus lowering carbon emissions from driving.
12	G	G	G	G	R	R	R	R			As above.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R		No alternative.	A viable town or district centre contributes towards local distinctiveness.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		<p>Supporting vibrant town, district and local centres is considered a socially, environmentally and economically sound strategy. Setting out this hierarchy will ensure retail development is guided towards the most suitable locations. Not setting out these centres in this policy would not allow for this and is not seen as the most sustainable option.</p>									

S3.3 Future Retail Demand											
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 developments incorporate recycled/reused materials and have good recycling facilities built in.	Ensure the existing retail units dispose of their waste correctly and recycle where possible.	All development has the potential to create waste. Ways in which to minimise and correctly control this waste are required.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R	Ensure identified locations for future retail are in sustainable locations connecting to the existing environment.	Must identify need - no alternative.	A viable town or district centre contributes towards local distinctiveness. This includes meeting required needs.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	R	A	A	A	A	A	A			In the short term, building work would result in an increase of noise.
Conclusion		<p>Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy. Expansion of shopping facilities at the identified sites will allow for the Borough's retail needs to be met and contribute to economic growth. The 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.</p>									

DM3.4 Assessment of Town Centre Uses

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 all applications.	Not providing the facilities needed within NT will encourage people to travel further thus increasing carbon emissions
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R			Historic environment of the town centres could be compromised without the policy.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy and is in line with the NPPF. Not implementing this policy is not considered a suitable alternative.									

DM3.5 Primary Shopping Area

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach				Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R		The 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.									
DM3.6 Local Facilities											
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
		S	M	L		S	M	L			

1	G	G	G	G	R	R	R	R		Regulated through Development Management and NPPF. Harder to defend inappropriate development without policy so still may be a negative outcome.	The policy supports the objective.
2	G	G	G	G	R	A	A	A	Encourage uses that bring stable and long term employment.	Rely on development Management and NPPF to regulate.	The policy supports the objective.
3	G	G	G	G	R	R	R	R	As above.	Rely on development Management and NPPF to regulate.	Help to facilitate jobs in local areas where there is need for day to day local facilities.
4	G	G	G	G	R	R	R	R			Areas that have access to local services will be more attractive for both residents and visitors.
5	A	A	A	A	A	A	A	A			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			A well functioning local area with the necessary facilities contributes towards a strong community identity.
8	G	G	G	G	R	R	R	R		Facilities more likely to be concentrated in larger centres where more people will drive to.	The provision of local facilities may encourage walking rather than driving.
9	G	G	G	G	R	R	R	R		Facilities more likely to be concentrated in larger centres where more people will drive to.	The policy supports the objective.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.

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

DM3.7 Hot Food Takeaways

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	A	A	A	A	A	A	A		
2	A	A	A	A	A	A	A		
3	A	A	A	A	A	A	A		No direct link.
4	A	A	A	A	A	A	A		No direct link.
5	A	A	A	A	A	A	A		No direct link.
6	A	A	A	A	A	A	A		No direct link.
7	A	A	A	A	A	A	A		No direct link.
8	A	G	G	G	A	A	A	Promote active lifestyles. Promote and improve education on healthy eating and exercise.	Planning is not the only way the council can prevent disease and promote healthy lifestyles. However controlling the spread of unhealthy hot food takeaways works towards creating healthier lifestyles for North Tyneside's residents.
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		No direct link.
12	A	A	A	A	A	A	A		No direct link.
13	A	A	A	A	A	A	A		No direct link.
14	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		<p>Take aways can have a 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.</p>									

S4.1 Strategic Housing											
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 noise pollution.

Conclusion

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

S4.2 Housing Figures: This policy sets out an amount housing development required. It is not considered appropriate to undertake SA for this policy as the housing number requirement has been subject to SA as part of the SA of Growth Options (see from 6.7 of this Report).

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

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

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	The economy of the Borough is supported by house building and a strong local workforce. The proposed numbers of residents associated with the allocations supported in this policy are derived from analysis that includes consideration of growing and supporting the local workforce.
2	G	G	G	G	A	A	A	A	
3	G	G	G	G	A	A	A	A	
4	A	A	A	A	A	A	A	A	No direct link.
5	G	G	G	G	A	A	A	A	Need to monitor education facilities and ensure sufficient are provided to meet the needs of the population over time. Policy includes the need to deliver sufficient school facilities as part of the sites. This provision, along with all school provision, will need to be monitored over time to ensure all needs are being met. Higher education/training opportunities in the Borough will require monitoring too.
6	G	G	G	G	R	R	R	R	Policy directly supports this objective. Without this policy, housing need in the Borough would not be addressed. There is no alternative.

7	G	G	G	G	A	A	A	A	Ensure communities are involved in the planning process including any masterplans drawn up for the sites.	Policy identifies the role that good design can play in creating harmonious communities. Policy considers transport/movement links to ensure communities are linked to the wider area. Policy recognises the benefits of retaining existing settlements thus retaining community identity, whilst linking new homes to those settlements.
8	A	A	G	G	A	A	A	A	Need to monitor health facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.	Cycle and pedestrian links, and green infrastructure within the sites are supported in the policy, which supports recreation and healthy lifestyles. The policy requires that community facilities are delivered as part of any development. This will require monitoring over time.
9	A	A	G	G	A	A	A	A	Need to monitor community facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.	Policy requires that access and transport is correctly considered and delivered as part of any development to allow for good access within the sites and beyond. The policy requires that community facilities are delivered as part of any development. This will require monitoring over time.
10	A	A	A	A	A	A	A	A	Ensure adequate mitigation.	All development has the potential to affect water quality. However, the policy requires that flood risk and water quality is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development.

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

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 policy directs 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 policy expects that proposals are informed by a heritage management strategy and a landscape and visual amenity impact assessment. These will ensure that those elements of the area that are special will be appropriately considered in the development, and that opportunities to create new communities with local distinctiveness and sense of place are created.
17	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However, the policy requires that flood risk and water quality is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development. This includes the corporation of sustainable drainage systems.
18	A	A	A	A	A	A	A	A			This policy relates to development on agricultural land. The sites however include only minor

												pockets of the best quality agricultural land.
19	A	A	A	A	A	A	A	A				Development has the potential to create noise and be sensitive to it. However, the policy requires that noise is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development.

Conclusion Local planning authorities need to plan for the number of homes they will need in the future. These two sites are required to deliver those homes. This policy supports those allocations and the investigations that have informed concept plans for the allocations. It sets out the requirements of a masterplan that should accompany any planning application for the sites. The policy recognises the issues that could arise from development, especially environmental, and sets out steps to overcome such issues. It also recognises opportunities to make positive social, economic and environmental contributions as part of the new developments. The policy, and the concept plans that accompany it, is a sustainable approach to delivering the required homes for North Tyneside. 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.

DM4.5 Criteria for New Housing 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	A	A	A	A	A	A			No direct link		
2	A	A	A	A	A	A			No direct link		
3	A	A	A	A	A	A			No direct link		
4	A	A	A	A	A	A			No direct link		
5	A	A	A	A	A	A			No direct link		
6	G	G	G	G	A	A			Policy supports new housing development.		

7	A	G	G	G	R	A	A	A	Existing and new residents need to be involved in the planning processes.	Existing and new residents need to be involved in the planning processes.	New housing can have a negative reaction from existing communities but a well integrated residential development could have a positive effect on the community, e.g. by supporting local facilities, by bringing high quality design, by removing vacancy/dereliction. Supporting new housing can serve to keep families and friends close to each other. This policy aims to ensure that new housing is appropriate to the area and provides the facilities it creates the need for. Without the policy, housing would still be delivered but would not be subject to providing these things.
8	G	G	G	G	A	A	A	A			Policy supports health and safety of residents. This may be through providing health facilities and/or opportunities for recreation.
9	G	G	G	G	R	A	A	A			Policy expects new developments to provide the relevant community facilities needed. Without the policy, housing would still be delivered but would not be subject to providing these things.
10	R	A	A	A	R	A	A	A	Good building practice and national legislation will prevent any ill effects	Any alternative will not change the overall effect.	Any building work has the potential to effect water quality.
11	A	A	G	G	A	A	A	A			Policy supports development accessible by sustainable transport and protecting green infrastructure.
12	G	G	G	G	R	G	G	G			Policy encourages development accessible by sustainable transport and using existing infrastructure. Without the policy some non identified sites may come forward with poor transport links.

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



is not a reasonable alternative.

Assessment for policy DM7.8 “Range of Housing Size”, as seen in Local Plan: Consultation Draft 2015. This policy was merged into Policy DM4.6: “Range of Housing Types and Sizes” in the Local Plan Pre-Submission Draft 2015. See table “2016 DM4.6: Range of Housing Types and Sizes” below for merged assessments.

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

11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect
14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	A	A	A	A	A	A	A	A			no direct effect
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect
Conclusion		<p>Any affects this policy would have are predicted to be positive, e.g. ensuring sufficient range of homes to meet the Borough's housing needs and providing for a population that would support the economy. Implementation of the policy is seen as a more suitable option than the alternative of not.</p>									

Assessment for policy DM7.9 “Self Build” as seen in Local Plan: Consultation Draft 2015. This policy was merged into Policy DM4.6: “Range of Housing Types and Sizes” in the Local Plan Pre-Submission Draft 2015. See table “2016 DM4.6: Range of Housing Types and Sizes” below for merged assessments.

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 effect		
2	A	A	A	A	A	A	A		no direct effect		
3	A	A	A	A	A	A	A		no direct effect		
4	A	A	A	A	A	A	A		no direct effect		
5	A	A	A	A	A	A	A		No direct link		
6	G	G	G	G	A	A	A		Encouraging self build contributes to the mix of housing in the Borough.		
7	A	A	A	A	A	A	A		No direct link		
8	A	A	A	A	A	A	A		No direct link		
9	A	A	A	A	A	A	A		No direct link		
10	A	A	A	A	A	A	A		no direct effect		
11	A	A	A	A	A	A	A		no direct effect		
12	A	A	A	A	A	A	A		no direct effect		
13	A	A	A	A	A	A	A		no direct effect		
14	A	A	A	A	A	A	A		no direct effect		
15	A	A	A	A	A	A	A		no direct effect		
16	G	G	G	G	A	A	A		Policy supports good design.		

17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect
Conclusion		<p>The delivery of self-build homes is seen as having a neutral effect in the main, with positive impacts on housing delivery and, due to a specific reference in the policy, good design. Evidence suggests that there may be future interest in self-build project and so having a policy that can support this and ensure high-quality developments is seen as a positive approach.</p>									

Assessment for policy DM7.10 “Large Executive Housing” as seen in Local Plan: Consultation Draft 2015. This policy was merged into Policy DM4.6 “Range of Housing Types and Sizes” in the Local Plan Pre-Submission Draft 2015. See table “2016 DM4.6: Range of Housing Types” below for merged assessments.

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	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		There is the possibility that these new residents will commute out if the right kind of employment land is not provided in the borough.
3	A	G	G	G	A	A	A	A		Allocation of quality employment land
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.									

2016 DM4.6: Range of Housing Types

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	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
4	A	A	A	A	A	A	A	A		no direct effect	
5	A	A	A	A	A	A	A	A		no direct effect	
6	G	G	G	G	R	A	A	A	Only alternative is a different mix. However, current policy is based on evidence so no reasonable alternative	Policy delivers identified need, without it the housing supply might not provide a suitable range. Encouraging self build contributes to the mix of housing in the Borough. Encouraging executive housing contributes to the mix of housing in the Borough.	
7	A	A	A	A	A	A	A	A		no direct effect	
8	A	A	A	A	A	A	A	A		no direct effect	
9	A	A	A	A	A	A	A	A		no direct effect	
10	A	A	A	A	A	A	A	A		no direct effect	

11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect
14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	G	G	G	G	A	A	A	A			Policy supports good design.
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect
Conclusion		<p>Any affects this policy would have are predicted to be either neutral or positive, e.g. ensuring sufficient range of homes to meet the Borough's housing needs and providing for a population that would support the economy. Specific reference in the policy ensures that high quality design would be delivered. Evidence suggests that there may be future interest in self-build projects and so having a policy that can support this and ensure high-quality developments is seen as a positive approach. The delivery of larger homes is seen as having positive impacts on 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. Implementation of the policy is seen as a more suitable option than the alternative of not.</p>									

Assessment for policy DM7.6 “Affordable Housing” as seen in Local Plan: Consultation Draft 2015. This policy was merged into Policy DM4.7 “Affordable Housing” in the Local Plan Pre-Submission Draft 2015. See table “2016 DM4.7: Affordable Housing” below for merged assessments.													
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	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		<p>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.</p>									

<p>Assessment for policy DM7.7 "Delivering New Council Homes" as seen in Local Plan: Consultation Draft 2015. This policy was merged into Policy DM4.7 "Affordable Housing" in the Local Plan Pre-Submission Draft 2015. See table "2016 DM4.7: Affordable Housing" below for merged assessments.</p>					
	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	G	G	G	G	A	A	A	A			Proposal supports a mix of housing delivery
7	G	G	G	G	R	R	R	R			Policy aims to ensure housing for all sectors of community.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		The delivery of Council homes is seen as having a neutral effect in the main, with positive impacts on housing and community wellbeing.									



Providing planning policy support to Council or Registered Provider housebuilding is seen as a proactive and positive tool to support the delivery of affordable housing. Having this policy is seen as a more positive option than not.

2016 DM4.7: Affordable Housing											
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	G	G	G	R	A	A	A	The only mitigation would be to increase the target.	Alternative would be to provide for the whole assessed need (around 75%).	Policy supports a mix of housing delivery. Although the policy is requiring affordable homes, the required percentage is lower than the assessed need.
7	G	G	G	G	R	G	G	G		Alternative would be to not allow any off-site provision.	Through supporting a range of affordable home options, policy ensures housing for all sectors of community. 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 homes, pushing people into poverty and having a negative impact on a harmonious neighbourhoods.
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		<p>The policy generally has a neutral to positive effect. However, affordable housing can have negative social connotations and so this must be managed. Equally, delivery of affordable homes can help with community wellbeing by ensuring families and friends can live close to one another. Providing planning policy support to Council or Registered Provider housebuilding is seen as a proactive and positive tool to support the delivery of affordable housing. 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 and an alternative would not be appropriate.</p>									
DM4.8 Specialist Housing											
	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 effect
2	A	A	A	A	A	A	A	A			no direct effect
3	A	A	A	A	A	A	A	A			no direct effect
4	A	A	A	A	A	A	A	A			no direct effect
5	A	A	A	A	A	A	A	A			No direct link
6	G	G	G	G	R	A	A	A			Policy is trying to improve the mix of housing in the borough and provide for a particular user
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			no direct effect
11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect
14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	A	A	A	A	A	A	A	A			no direct effect
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect



19	A	A	A	A	A	A	A	A		no direct effect
Conclusion		A generally neutral policy, but positive in its attempts to provide the range of housing required in the Borough. Evidence indicates an increasing demand for specialist housing and the ability to ensure such developments are appropriate in terms of their integration into the community as well as all other Plan policies is seen as a positive way of guiding such development. The alternative of not having this policy would lessen that ability.								

Policy DM4.9: Housing Standards											
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	<p>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.</p>									

DM4.10 Houses in Multiple Occupation											
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach				Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A			no direct effect	
2	A	A	A	A	A	A	A			no direct effect	
3	A	A	A	A	A	A	A			no direct effect	
4	A	A	A	A	A	A	A			no direct effect	
5	A	A	A	A	A	A	A			No direct link	
6	G	G	G	G	R	A	A			Policy is trying to prevent build up of one particular housing type	
7	G	G	G	G	R	A	A			A mix of housing allows for a more harmonious community	
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 effect	
11	A	A	A	A	A	A	A			no direct effect	
12	A	A	A	A	A	A	A			no direct effect	
13	A	A	A	A	A	A	A			no direct effect	
14	A	A	A	A	A	A	A			no direct effect	
15	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		<p>HMOs can negatively affect a community so this policy, that aims for an appropriate amount of them, is seen as a positive way forward. The alternative of not managing the amount of HMOs could be detrimental to an area's housing mix and community cohesion, and is not seen as a reasonable alternative.</p>									

S4.11 Improving the Quality of the Existing Stock

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S				M	L
1	G	G	G	G	R	A	A	A	Improving existing housing stock will improve the image of the Borough and attractiveness to investors and visitors. Without policy older stock will become more unattractive		
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	G	G	G	G	R	A	A	A			
5	A	A	A	A	A	A	A	A	no direct link		
6	G	G	G	G	R	A	A	A	Important to update old stock alongside developing new to have an attractive choice for residents		
7	G	G	G	G	R	A	A	A	Updated housing stock will improve an area and help foster a better sense of community identity.		
8	G	G	G	G	R	A	A	A	Policy looks to help achieve a healthier borough		
9	G	G	G	G	A	A	A	A	Policy ensures regeneration projects to enhance the		

											provision of service providers
10	A	A	A	A	A	A	A	A			no direct link
11	G	G	G	G	R	A	A	A			Policy specifically mentions improving thermal efficiency will reduce fuel consumption
12	A	A	A	A	A	A	A	A			no direct link
13	A	A	A	A	A	A	A	A			no direct link
14	A	A	A	A	A	A	A	A			no direct link
15	A	A	A	A	A	A	A	A			no direct link
16	A	A	A	A	A	A	A	A			no direct link
17	A	A	A	A	A	A	A	A			no direct link
18	A	A	A	A	A	A	A	A			no direct link
19	A	A	A	A	A	A	A	A			no direct link
Conclusion		<p>Poor quality housing stock can be detrimental to image, attractiveness, fuel efficiency, quality of life and community wellbeing. This policy's aims to tackle poor quality homes is therefore seen as positive. Without the policy there would be less opportunity to improve existing housing.</p>									

DM4.12 Provision for Gypsies, Travellers and Travelling Showpeople											
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M		L	S					
1	A	A	A	A	A	A	A			no direct effect	
2	A	A	A	A	A	A	A			no direct effect	
3	A	A	A	A	A	A	A			no direct effect	
4	A	A	A	A	A	A	A			no direct effect	
5	G	G	G	G	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		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			No direct link	
8	G	G	G	G	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		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			no direct effect	
11	A	A	A	A	A	A	A			no direct effect	

12	A	A	A	A	A	A	A	A			no direct effect
13	A	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site		Policy sets out that sites should have no adverse impact on biodiversity.
14	A	A	A	A	A	A	A	A			no direct effect
15	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site		By not identifying a site, applications may come forward in inappropriate locations.
16	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site		By not identifying a site, applications may come forward in inappropriate locations.
17	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site		By not identifying a site, applications may come forward in inappropriate locations.
18	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site		By not identifying a site, applications may come forward in inappropriate locations
19	A	A	A	A	A	A	A	A			no direct effect

Conclusion

Policy gives support to homes (if needed) and would steer a site towards a sustainable location that has infrastructure, is close to facilities and aims to have no adverse impact on biodiversity. 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.

S5.1 Strategic Green infrastructure

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach				Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	Only alternative is to not protect green space which is not reasonable.	Protecting and enhancing green infrastructure could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers		
2	A	A	A	A	A	A	A		Allocate employment sites that do not incur the loss of green infrastructure.	Not providing protection would negatively affect the attractiveness of the borough; the most attractive areas of employment are those with green areas.	
3	A	A	A	A	A	A	A			Protecting and enhancing green infrastructure and helps to create an attractive tourism offer.	
4	A	A	A	A	R	A	A	A	Only alternative is to not protect green space which is not a reasonable	Green infrastructure can provide opportunities for horticultural training and other educational opportunities	
5	G	G	G	G	A	A	A	A		Encourage educational opportunities that relate to the specific sites.	
6	R	A	A	A	G	A	A	A		Provide alternative housing sites	Green infrastructure may only be lost in exceptional circumstances, meaning the availability of optional housing sites may be reduced.

7	G	G	G	G	R	A	A	A	Ensure sites are of a high standard and are well maintained.	choice	Open spaces, parks and playing fields help create a sense of community identity. Helps create a sense of place and a sense of pride in the area.
8	G	G	G	G	R	A	A	A	Encourage events which promote active lifestyles.		Maintaining and enhancing open spaces, playing fields and parks etc promotes healthy living.
9	G	G	G	G	R	A	A	A	Ensure an adequate supply of green infrastructure for the whole borough.		Green infrastructure is an important community facility
10	G	G	G	G	R	A	A	A			Maintaining green infrastructure provides natural drainage and flood mechanisms.
11	G	G	G	G	A	A	A	A		Only alternative is to not protect green space which is not reasonable.	Green infrastructure allows us to adapt to climate change through the protection of flood plains or providing land to grow food for instance. Removing this policy would remove this protection.
12	G	G	G	G	R	A	A	A			Green infrastructure provides a more pleasant walking environment which would encourage walking and cycling
13	G	G	G	G	R	R	A	A	Ensure protection of green infrastructure incorporates biodiversity and geodiversity.		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	G	G	G	G	R	R	R	R		Only alternative is to not protect green space which is not reasonable.	Not implementing this policy would directly contradict this objective. There is no alternative in this case.
16	G	G	G	G	R	A	A	A			Green infrastructure works towards creating local identity. The loss of green infrastructure will mean the loss of local identity.

17	G	G	G	G	R	R	A	A	No development would ensure no differences in flood risk.	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	New developments can result in an increase in flood risk. Retaining green infrastructure reduces this risk.
18	A	G	G	G	R	R	R	R	Encourage the re-development of contaminated land back into usable open space/parks		Potential policy protects relevant land and will encourage expansion of green spaces.
19	G	G	G	G	A	A	A	A			Green infrastructure can act as a natural barrier to noise pollution.
Conclusion		Protecting green infrastructure lessens the land availability for economic and housing growth. However, there are many social and environmental positives, Plus green infrastructure has economic benefits too. To not protect green infrastructure is not considered a reasonable alternative.									

DM5.2 Protection of Green Infrastructure										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation		
		S	M	L		S	M	L		

1	R	A	A	A	A	A	A	A	Ensure employment land is found elsewhere on suitable and viable sites.	Only alternative is to not protect green space which is not 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	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	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.										

DM5.3 Green Space Provision and Standards

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	Protecting and enhancing green space could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers. However, the link is not direct.			
2	A	A	A	A	A	A	A				
3	A	A	A	A	A	A	A				
4	A	A	A	A	A	A	A	Protecting the green space will ensure sense of place and local identity making the area attractive to tourism. However, the link is not direct.			
5	A	A	A	A	A	A	A	Green Infrastructure can be a good educational resource, but on the whole, there is little relationship.			
6	A	A	A	A	G	G	G	Reduction in the potential for new housing sites with varying types.			
7	G	G	G	G	R	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	Implementation of the policy would provide protection of the open spaces which can help residents adopt a healthy lifestyle.			

9	G	G	G	G	R	A	A	A			Green spaces themselves are an important community facility.
10	G	G	G	G	A	A	A	A			Green space allows for good natural drainage
11	G	G	G	G	R	A	A	A			Implementing the policy provides a way for North Tyneside to react to the impacts of climate change. Maintaining green infrastructure means the reduction in air pollution.
12	G	G	G	G	R	A	A	A			Green spaces provide a more pleasant walking environment which would encourage walking and cycling
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
14	A	A	A	A	A	A	A	A			Little direct link.
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
16	G	G	G	G	R	A	A	A			Preserving green space works hand in hand with preserving and enhancing the local landscape character whilst also strengthening local distinctiveness and sense of place.
17	G	G	G	G	R	A	A	A			Preventing development and preserving the natural landscape can act as a natural flood barrier. Natural soils can act to absorb excess surface water therefore reducing the potential impact from flooding.
18	G	G	G	G	R	R	R	R			Policy supports this objective by protecting the green network and directing development to brownfield sites.
19	G	G	G	G	R	A	A	A			Green spaces can act of barriers to noise pollution.
Conclusion		There are many social and environmental positives to ensuring green space provision. There is little direct link to economic objectives. To not have the policy could see new developments not ensuring adequate green spaces for future and existing residents; this would not be an									



acceptable alternative.

S5.4 Biodiversity and Geodiversity											
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	R	R	A	A	G	G	G	G	Encourage development that seeks to improve and enhance biodiversity and geodiversity.		Conservation measures can limit the amount of permitted development.
2	R	R	A	A	G	G	G	G	Ensure alternative employment land is found on other suitable and viable sites.		Conservation measures may restrict potential development of employment land.
3	R	A	A	G	G	G	G	G	Conservation measures could create a need for new jobs within that area.		Limiting development in order to preserve biodiversity and geodiversity could minimise employment land floor space.
4	G	G	G	G	R	R	R	R			Protecting and enhancing biodiversity and geodiversity can improve the area's appeal to tourists.
5	A	A	A	A	A	A	A	A			No direct link.
6	R	R	G	G	G	G	G	G	Being open to new housing developments that incorporate biodiversity and geodiversity into their plans.		By limiting development that affects designated sites the amount of available land for housing will be reduced.
7	G	G	G	G	R	R	R	R			The loss of these important areas can be detrimental to community identity.

8	A	A	G	G	R	R	R	R	Creating public pathways and cycle routes around conservation areas encourages a healthy and active lifestyle.		The loss of designated sites will mean the reduction in recreational activities.
9	A	A	A	A	A	A	A	A			No direct link.
10	G	G	G	G	R	R	R	A		Implementing flood mitigation strategies and defences.	Any new developments will affect the ground and surface water quality unless mitigated effectively.
11	G	G	G	G	R	R	R	R			Protecting and enhancing biodiversity and geodiversity is compatible with managing climate change, e.g. protection of trees.
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.		
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 and enhancing biodiversity and geodiversity is compatible with managing landscape and the historic environment, e.g. protection of trees for biodiversity



												reasons can also contribute to landscape and the historic environment.
17	G	G	G	G	R	R	A	A		The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed		Limiting development will reduce flood risk for the area. Building work may have a negative impact. Assessments when applications come in should mitigate.
18	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	R	R	R	R				Wildlife corridors and similar projects can act as a barrier to noise pollution.
Conclusion		Protecting biodiversity and geodiversity can lessen the potential for development. However, the economic, social and environmental benefits mean that this is a sustainable policy. This policy is in line with the NPPF and an alternative would not be reasonable.										

DM5.5 Managing Effects upon Biodiversity and Geodiversity

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M				L
1	R	R	A	A	G	G	G	G	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	Conservation measures can limit the amount of permitted development.	
2	R	R	A	A	G	G	G	G	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	Conservation measures may restrict potential development of employment land.	
3	R	A	A	G	G	G	G	G	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	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 carried out and appropriate mitigation strategies will be employed	Limiting development will reduce flood risk for the area. Building work may have a negative impact. Assessments when applications come in should mitigate.
18	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.								

DM5.6 Management of International Sites							
	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		
2	A	A	A	A	A	A	A	A		
3	A	A	A	A	A	A	A	A		No significant link.
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		<p>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.</p>									

DM5.7 Wildlife Corridors										
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	A	A	A	A	A	A	A	Allocate employment sites which do not incur the loss of Wildlife Corridors.	Only alternative is to not protect wildlife corridors which is not reasonable.	Protecting and enhancing wildlife corridors could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers.
2	A	A	A	A	A	A	A			Protecting and enhancing and creating wildlife corridors could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers.
3	A	A	A	A	A	A	A			Protecting and enhancing and creating wildlife corridors could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers.
4	A	A	A	A	R	A	A			Protecting and enhancing wildlife corridors helps to create an attractive tourism offer.

5	G	G	G	G	A	A	A	A	Encourage educational opportunities that relate to the specific sites and wildlife habitats.	Only alternative is to not protect wildlife corridors which is not a reasonable choice.	Green infrastructure can provide opportunities for horticultural training and other educational opportunities.
6	R	A	A	A	G	A	A	A	Provide alternative housing sites.		Wildlife Corridors must be maintained and enhanced through development, meaning the availability of land for housing may be reduced.
7	G	G	G	G	A	A	A	A		Only alternative is to not protect wildlife corridors which is not a reasonable choice.	Wildlife Corridors, sites and habitats help create a sense of community identity. Helps create a sense of place and a sense of pride in the area.
8	G	G	G	G	R	A	A	A	Encourage events which promote active lifestyles.		Maintaining and enhancing wildlife corridors and green infrastructure promotes healthy living.
9	G	G	G	G	R	A	A	A	Ensure an adequate supply of green infrastructure for the whole borough.		Wildlife corridors and habitats provide important community value.
10	G	G	G	G	A	A	A	A		Only alternative is to not protect wildlife corridors which is not a reasonable choice.	Maintaining and enhancing wildlife corridors can help improve the quality of ground and surface waters.
11	G	G	G	G	R	A	A	A			Green infrastructure allows us to adapt to climate change through the protection of flood plains or providing land to grow food for instance. Removing this policy would remove this protection.
12	G	G	G	G	R	R	A	A			Maintaining and enhancing wildlife corridors provides a more pleasant walking environment which would encourage walking and cycling

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		Only alternative is to not protect wildlife corridors which is not a reasonable choice	No direct link.
15	G	G	G	G	R	A	A	A	Maintain Green belt through alternative policy		The protection and enhancement of wildlife corridors works to support the protection of the green belt. The green belt is designated as a strategic wildlife corridor within North Tyneside.
16	G	G	G	G	R	R	A	A	No development would ensure no differences in landscape character	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	Maintaining and enhancing wildlife corridors can help to preserve, conserve and enhance North Tyneside's landscape character.
17	G	G	G	G	R	R	A	A	No development would ensure no differences in flood risk.		New developments can result in an increase in flood risk. Retaining green infrastructure reduces this risk.
18	A	G	G	G	R	R	R	R	Encourage the re-development of contaminated land back into usable open space/parks		Potential policy protects relevant land and will encourage expansion of green spaces.
19	G	G	G	G	A	A	A	A			Wildlife corridors and Green infrastructure as a whole can act as a natural barrier to noise pollution.
Conclusion		Protecting and enhancing wildlife corridors lessens the land availability for economic and housing growth. However, there are many social and									

environmental positives, Plus green infrastructure has economic benefits too. Not having this policy would leave wildlife corridors susceptible to development that would be harmful to biodiversity; this is not considered a reasonable approach.

DM5.8 Soil and Agricultural Land Quality										
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L		
1	A	A	A	A	G	G	G	G		The policy has the potential to restrict development of employment uses. However, the policy is flexible and allows for development that clearly outweighs the need to protect high quality agricultural land in the long term. Therefore there should not be restrictions on essential development. A neutral outcome is envisaged.
2	A	A	A	A	G	G	G	G		
3	A	A	A	A	G	G	G	G		
4	A	A	A	A	A	A	A	A		High quality agricultural land could in some cases be considered attractive but it is not considered that it represents a tourism draw. No direct link.
5	A	A	A	A	A	A	A	A		No direct link.
6	A	A	A	A	G	G	G	G		The policy has the potential to restrict development of housing uses. However, the policy is flexible and allows for development that clearly outweighs the need to protect high quality agricultural land in the long term. Therefore there should not be restrictions on essential development. A neutral outcome is envisaged.
7	G	G	G	G	R	A	A	A	Ensure locals are involved in planning process. Ensure well-designed development that maintains community identity	Communities may feel connected to areas of agricultural land in their local areas. This policy can help to maintain their presence.

												and well being.
8	A	A	A	A	A	A	A	A				Agricultural land is not available for physical recreation. Overall a neutral impact.
9	A	A	A	A	A	A	A	A				No direct link.
10	G	G	G	G	R	A	A	A			Ensure development is well-designed that retains sufficient drainage and flooding defence measures.	Retention of good quality agricultural land and soils could help ensure water quality remained high.
11	G	G	G	G	R	R	R	R				Restriction of development and preserving good quality land assists in fulfilling this objective.
12	A	A	A	A	R	A	A	A			Incorporate sustainable transport options into any development.	This policy generally aims for development to be directed towards brownfield sites, which are usually in well-connected areas. However, the Borough does have some high quality agricultural land in the urban area and so it could see some restriction of development in those areas. Overall a neutral impact is envisaged.
13	G	G	G	G	R	A	A	A			Ensure areas of high biodiversity and geodiversity interest are protected. Ensure the incorporation of wildlife corridors in any development.	Open spaces generally have higher biodiversity and geodiversity interest than developed or brownfield sites (although it is acknowledged that agricultural land can have lower interest than "untouched" open space). their protection supports this objective.

14	A	A	A	A	A	A	A	A	Alternative, more suitable waste management sites will be sought.		The policy has the potential to restrict development of employment uses. However, the policy is flexible and allows for development that clearly outweighs the need to protect high quality agricultural land in the long term. Therefore there should not be restrictions on essential development. A neutral outcome is envisaged.
15	G	G	G	G	R	A	A	A		Ensure any development retained sufficient open space that would make a useful contribution to the Borough's GI network.	Implementation of this policy assists in the objective to maintain and enhance networks of multifunctional green infrastructure. However agricultural land is not for public recreation.
16	G	G	G	G	R	A	A	A		Ensure any new development is well designed to protect existing special character and create local distinctiveness and sense of place.	Agricultural land is not necessarily particularly attractive. However, it could be considered part of landscape character. Protecting highest quality agricultural land from development could support this objective.
17	G	G	G	G	R	R	A	A		Should such areas be subject to development, the necessary impact assessments will be carried out and appropriate mitigation strategies will be employed	Limiting development will reduce flood risk for the area. Building work may have a negative impact. Assessments made during planning process should ensure mitigation.
18	G	G	G	G	R	R	R	R			The policy directly supports this objective. There is no alternative.

19	A	A	A	A	A	A	A	A		No direct link.
Conclusion		<p>The protection of the best agricultural land and soils could represent a barrier to development. However the policy is flexible to allow for essential development needs. It is in line with the NPPF that stresses the need to protect the best and most versatile agricultural land. Overall this is considered a sustainable policy.</p>								

DM5.9 Trees, Woodland and Hedgerows

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach						Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L					
1	A	A	A	A	A	A	A	A			No direct link		
2	A	A	A	A	A	A	A	A					
3	A	A	A	A	A	A	A	A					
4	A	A	A	A	A	A	A	A					
5	A	A	A	A	A	A	A	A					
6	A	A	A	A	A	A	A	A					
7	G	G	G	G	A	A	A	A			Promoting planting schemes will help create a sense of place. There may also be the opportunity for communities to get involved in planting schemes.		
8	G	G	G	G	R	R	R	R			Trees and woodland help maintain good local air quality aiding healthy living.		
9	A	A	A	A	A	A	A	A			No direct link		
10	A	A	A	A	A	A	A	A			No direct link		
11	G	G	G	G	R	R	R	R			Trees contribute positively to the management of climate change.		
12	A	A	A	A	A	A	A	A			No direct link		

13	A	G	G	G	R	R	R	R			Working towards protecting and enhancing local ecological network through the protection and enhancement of new and existing woodland, trees and shrubs. Policy ensures tree planting would not adversely affect other important habitats.
14	A	A	A	A	A	A	A	A			No direct link
15	G	G	G	G	R	R	R	R			Trees contribute positively to networks of green infrastructure.
16	G	G	G	G	R	R	R	R			Helps preserve local character.
17	G	G	G	G	R	R	R	R			Increased woodland means increase in natural saturation.
18	A	A	A	A	A	A	A	A			No direct link
19	G	G	G	G	R	R	R	R			Trees, woodland and shrubs can act a noise buffers.
Conclusion		There are no identified adverse impacts arising from the implementation of this policy. It would therefore not be reasonable to pursue an alternative approach.									

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

											improved and gives added consideration to local evidence base
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	G	G	G	G	A	A	A	A			Improving water quality would improve the natural environment and biodiversity
14	A	A	A	A	A	A	A	A			No direct link
15	G	G	G	G	A	A	A	A			Improving water quality would improve the natural environment and biodiversity
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			
18	A	A	A	A	A	A	A	A			
19	A	A	A	A	A	A	A	A			
Conclusion		There are international and national regulations and policies which protect and seek improvements to water quality. Without the policy these would still protect water quality, however, the policy allows for the application in accordance with local evidence and requirements. The policy is not assessed to have adverse impacts so an alternative approach is not considered reasonable.									
S5.11 Water Management											
	Implementation of Proposed Policy		Continued Existing		Implementation	Existing	Comment				
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated	Proposed Mitigation	Proposed Mitigation					

		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A		No growth in the borough would lessen the demand on water supply.	Implementation of this policy ensures that the borough's water supply will be sufficient to support the desired levels of growth.
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	G	G	G	G	R	A	A	A			
5	A	A	A	A	A	A	A	A		No direct link.	
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			
8	A	A	A	A	A	A	A	A			
9	A	A	A	A	A	A	A	A			
10	G	G	G	G	R	A	A	A		No growth in the borough would lessen the impact on quality of water.	implementation of this policy ensures quality of water is managed alongside growth in the borough
11	A	A	A	A	A	A	A	A		No direct link.	
12	A	A	A	A	A	A	A	A			
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	A	A	A	A	A	A	A	A			
17	G	G	G	G	R	A	A	A		No growth in the borough would lessen the flood risk.	Implementation of water management systems reduces flood risk.



18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			
Conclusion		This policy is considered essential to ensure that development can only commence with water infrastructure in place. Without the policy, development could commence but without the necessary infrastructure would eventually fail, having knock-on sustainability effects; this is not a viable alternative.									

DM5.12 Development and Flood Risk											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			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	G	G	G	G			Not managing flood risk will have long term negative effects on the quality of water in the Borough.
11	G	G	G	G	G	G	G	G			Policy includes the need to take into account the impact of climate change over the lifetime of a development so that it can adapt accordingly.

12	A	A	A	A	A	A	A	A			
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			No direct link
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			
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			
Conclusion		<p>This policy will in the main have a neutral effect 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 new development does not increase flood risk. Over time, cumulatively, development could result in significant flood risk. This is not a reasonable alternative.</p>									

DM5.13 Flood Reduction Works												
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation		
		S	M	L		S	M	L				
1	A	A	A	A	A	A	A	A			No direct link	
2	A	A	A	A	A	A	A	A				
3	A	A	A	A	A	A	A	A				
4	A	A	A	A	A	A	A	A				
5	A	A	A	A	A	A	A	A				
6	A	A	A	A	A	A	A	A				
7	A	A	A	A	A	A	A	A				
8	A	A	A	A	A	A	A	A				
9	A	A	A	A	A	A	A	A				
10	G	G	G	G	R	R	R	R				No direct link 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				
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				No direct link

15	A	A	A	A	A	A	A	A		
16	A	A	A	A	A	A	A	A		
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		
19	A	A	A	A	A	A	A	A		No direct link
Conclusion		<p>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.</p>								

DM5.14 Surface Water Run off											
	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			
8	A	A	A	A	A	A	A	A			
9	A	A	A	A	A	A	A	A			
10	G	G	G	G	A	A	G	G		Look to National Standards	implementation of this policy ensures quality of water is managed alongside growth in the borough
11	G	G	G	G	A	A	G	G		Look to National Standards	Policy, and the National Standards, includes the need to take into account the impact of climate change
12	A	A	A	A	A	A	A	A			No direct link.



13	A	A	A	A	A	A	A	A		
14	A	A	A	A	A	A	A	A		
15	A	A	A	A	A	A	A	A		
16	A	A	A	A	A	A	A	A		
17	G	G	G	G	G	G	G	G		Reducing surface water run off reduces flood risk on development. This is also embedded in National Policy
18	A	A	A	A	A	A	A	A		No direct link.
19	A	A	A	A	A	A	A	A		
Conclusion		The policy is not considered to have any negative sustainability impacts. In this respect, it is not reasonable to seek an alternative approach.								

DM5.15 Sustainable Drainage											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			Implementation of this policy ensures that the borough's water supply will be sufficient to support the desired levels of growth.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			No direct link.
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.								

S5.16 Coastal Erosion

SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			Development is encouraged when it benefits the tourism and leisure offer at the coast therefore providing employment for local residents.
2	G	G	G	G	R	R	R	R			Future development in the coastal areas will help increase and diversify jobs.
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
5	A	A	A	A	A	A	A	A			
6	R	R	R	R	G	G	G	G			Permitting only the developments which benefit the tourism and leisure industry will reduce the availability of land for housing.
7	A	A	A	A	R	A	A	A			
8	G	G	G	G	R	R	R	R			Leisure facilities help promote a healthy and active lifestyle.
9	G	G	G	G	R	R	R	R			

10	R	A	A	A	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed.		Building work may have a negative impact. Assessments when applications come in should mitigate.
11	A	A	A	A	A	A	A	A			
12	G	G	G	G	R	R	R	R			Providing tourist and leisure facilities encourages people to stay in the area, therefore reducing the need to travel.
13	R	A	A	A	A	A	A	A	Prevent and limit development in areas which could have an adverse affect to biodiversity and geodiversity.		
14	R	A	A	A	A	A	A	A	Waste management strategies will be implemented for any new developments.	No growth would reduce the need for waste management plans.	
15	A	A	A	A	A	A	A	A			
16	G	G	G	G	R	R	R	R	Any development within the coastal areas should enhance what is already in place and not take anything away from the areas cultural and historic character.		Creating and enhancing existing development is vital to the coastal regions. The coastal regions rely heavily on the income created by the tourist industry.

17	R	A	A	A	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed		Building work may have a negative impact. Assessments when applications come in should mitigate.
18	A	A	A	A	A	A	A	A			
19	R	R	R	A	A	A	A	A			New developments can cause noise pollution in the early stages of development.
Conclusion		<p>The policy aims to ensure that planning processes work alongside coastal erosion management. The economic benefits are recognised. Any development or work at the coast has the potential to cause environmental issues and mitigation measures would need to be pursued. The alternative of not having the policy could give rise to a number of negative impacts on the environment and the tourism industry. This alternative is not an acceptable approach.</p>									

DM5.17 Minerals									
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	G	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		<p>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.</p>								

DM5.18 Contaminated and Unstable Land											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	Promoting a range of employment related uses on sites that otherwise may be unsuitable for development.	Promote a wide range of suitable sites for employment use	Having no contaminated land policy in order to deal with issues could result in there being less land available for development and could have a negative impact on the economy.
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	G	G	G	G	R	R	R	R			Without effective management contaminated land could have a negative impact on ground and surface water
11	G	G	G	G	R	R	R	R			Without effective management contaminated land could have a negative impact on the management of

											climate change
12	A	A	A	A	A	A	A	A			No direct link
13	G	G	G	G	R	R	R	R			Without effective management contaminated land could have a negative impact on biodiversity and geodiversity
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	G	G	G	G	R	R	R	R			Policy has a direct positive impact on objective by ensuring that contaminated or unstable land is dealt with through the planning process and can be utilised by future users
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		Removal of contaminated land is seen to have positive impacts on the economy and the environment. With no predicted negative impacts, an alternative approach is not reasonable.									

DM5.19 Pollution					
	Implementation of Proposed Policy	Without implementation of Proposed Policy	Implementation	Existing	Comment

SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	There is no reasonable alternative to this policy	Successful management of a range of pollutants will help to create an attractive, sustainable local economy	
2	A	A	A	A	A	A	A	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	G	G	G	G	R	A	A	A	There is no reasonable alternative to this policy	Policy has a direct positive impact on this objective	
9	A	A	A	A	A	A	A	A		No direct link	
10	G	G	G	G	A	A	A	A	There is no reasonable alternative to this policy	The quality of ground and surface water will be directly maintained through the policy	
11	G	G	G	G	A	A	A	A		Policy has a direct positive impact on this objective by ensuring local air quality and managing emissions	
12	A	A	A	A	A	A	A	A		No direct link	
13	G	G	G	G	A	A	A	A	No direct link	Successful management of potential pollutants will help to protect the	

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

DM6.1 Design of Development					
	Implementa tion of Proposed Policy	Without implemen ta tion 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			Good design creates a good image to attract investors and visitors but the general nature of this policy means no significant effect is envisaged here	
2	A	A	A	A	A	A	A	A				
3	A	A	A	A	A	A	A	A				
4	A	A	A	A	A	A	A	A				
5	A	A	A	A	A	A	A	A				no direct link
6	A	A	A	A	A	A	A	A				no direct link
7	G	G	G	G	R	R	R	R	Ensure public participation in the planning process.	Ensure public participation in the planning process.	Policy aims to ensure development does not harm neighbours' amenity and crime is designed out. Without the ability to manage development design, animosity between neighbours could be created. By managing the design of development, it helps to ensure that the identity of an area is maintained.	
8	A	A	A	A	A	A	A	A			no direct link	
9	A	A	A	A	A	A	A	A			no direct link	
10	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect water quality.	
11	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect climate change.	
12	G	G	G	G	A	A	A	A			Policy encourages sustainable transport options	
13	A	A	A	A	A	A	A	A			no direct link	
14	A	G	G	G	A	A	A	A			Policy encourages suitable location for storage and collection of waste which will aid waste	

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

DM6.2 Extending Existing Buildings												
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	A		no direct link
2	A		A	A	A	A	A	A	A	A		no direct link
3	A		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



17	R	A	A	G	A	A	A	A	Ensure adequate mitigation.			All development has the potential to create flood risk. However with good mitigation, the risk and be reduced and even eliminated.
18	A	A	A	A	A	A	A	A				no direct link
19	A	A	A	A	A	A	A	A				no direct link
Conclusion		<p>This policy is generally neutral in its effects but does have a positive impact on character and community wellbeing. All development has the potential to cause environmental issues but this policy does not encourage development, it just ensures that any development is designed well. Other Plan policies are in place to ensure that environmental issues do not arise or are mitigated. The potential negative effects that could arise without this policy means that it is seen as the most reasonable approach.</p>										

DM6.3 Advertisements and Signage

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			The policy supports adverts, which are positive for the economy. However, it aims to ensure that adverts are managed appropriately. Overall a neutral effect.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			
7	G	G	G	G	A	A	A	A			Well-designed and placed adverts that are in keeping with the character of the area are likely to have a positive effect on civic pride, quality of life and protect neighbourhood character.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link

13	A	A	A	A	A	A	A	A		Poorly placed, designed or illuminated adverts could disturb biodiversity. Therefore policy has been written to ensure no adverse effects to the environment.
14	A	A	A	A	A	A	A	A		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 and has been strengthened through the proposed amendments. No policy would mean that character could be harmed through poor design.
17	A	A	A	A	A	A	A	A		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 generally neutral in its effects but does have a positive impact on character and community wellbeing. Without the policy, there would be less strength to resist poor design that could harm local character.								

S6.4 Improving Image											
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	Ensure high standards of maintenance	Usual standards of maintenance	High standards of design and a good image are essential to attracting investors and visitors. However, requiring higher standards of design may create financial burden that may discourage development.
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	A	A	A	A	Ensure community involvement in the planning process.	Ensure community involvement in the planning process.	Good quality public realm and buildings increases civic pride. Identity increased by good image.
8	A	A	A	A	A	A	A	A			No direct link.
9	A	A	A	A	A	A	A	A			No direct link.

10	A	A	A	A	A	A	A	A			No direct link.
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			No direct link.
13	G	G	G	G	A	G	G	G		Introduction of green links in these areas	Policy encourages incorporation of green links.
14	A	A	A	A	A	A	A	A			No direct link.
15	G	G	G	G	A	G	G	G		Introduction of green links in these areas	Policy encourages incorporation of green links.
16	G	G	G	G	A	A	A	A			Policy directly supports this objective.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		Overall, there are no negative outcomes to this policy. The only issue could be any financial burden created by requiring higher standards of design may discourage development. However, this is balanced out by the increased investment a good image could bring. As no significant adverse affects are envisaged, an alternative approach is not considered a reasonable approach.									

S6.5 Heritage Assets											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A			Heritage assets have a positive contribution to a forward-looking economy.

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	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.									

DM6.6 Protection, Preservation and Enhancement of Heritage Assets											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
											No direct link.
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.									

DM6.7 Archaeological Heritage											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			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	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	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.

DM7.1 General Infrastructure and Funding

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S				M	L
1	G	G	G	G	R	R	R	R	The policy ensures the infrastructure essential to growth and investment is in place. It also seeks financial contributions arising from that development - that are unavoidable to deliver such infrastructure preventing the policy from having a strong positive effect. Failure to implement the policy might lead to savings for business and developers but over the long term would fundamentally have an adverse impact on issues such as infrastructure provision.		
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R	No additional mitigation is proposed. The proposed policy seeks to ensure that infrastructure is delivered and sets out approaches to securing its delivery. It has regard to implications upon viability and means of private developers and identifies pathways to secure alternative funding if necessary	No realistic alternative to mitigate the issue exists. Failure to apply the policy would result in significant infrastructure deficiency that would increase over time if development continued.	
5	G	G	G	G	R	R	R	R	No additional mitigation is proposed. The proposed policy seeks to ensure that infrastructure is delivered and sets out approaches to securing its delivery. It has regard to implications upon viability and means of	No realistic alternative to mitigate not implementing this policy exists. Failure to apply the policy would result in	Approaches would be identified to ensure adequate education and training provision.
6	A	A	A	A	A	A	A	A		Policy is not closely related whilst awareness of potential viability issues addresses any potential negative effects.	

7	G	G	G	G	R	R	R	R	private developers and identifies pathways to secure alternative funding if necessary.	significant infrastructure deficiency that would increase over time if development continued.	Adequate provision of community infrastructure as part of development would contribute positively to these objectives.
8	G	G	G	G	R	R	R	R			
9	G	G	G	G	R	R	R	R			
10	A	A	A	A	A	A	A	A			
11	G	G	G	G	R	R	R	R	No additional mitigation is proposed.	No realistic alternative to mitigate not implementing this policy exists.	Provision of infrastructure, particularly road improvements and public transport, through this policy would contribute to the mitigation of the effects of development on climate change and encourage sustainable transportation.
12	G	G	G	G	R	R	R	R			
13	G	G	G	G	A	A	A	A	No additional mitigation is proposed.	No realistic alternative to mitigate not implementing this policy exists.	Policy seeks to address the adverse impact of development on the Boroughs infrastructure, including green infrastructure such as ecological needs. Other policies seek to protect the natural environment from development and will ensure that there will not be an adverse impact.

14	G	G	G	G	R	R	R	R	No additional mitigation is proposed.	No realistic alternative to mitigate not implementing this policy exists.	Provision of infrastructure through the policy that might encourage recycling and re-use positively effects this objective.
15	G	G	G	G	A	A	A	A	No additional mitigation is proposed.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has potential to contribute positively to the provision of green infrastructure. Failure to apply the policy would not lead to an enhancement but overall network of green infrastructure protected through other policies in plan.
16	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
17	G	G	G	G	A	A	A	A	No additional mitigation is proposed.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has potential to contribute positively to the provision of infrastructure to prevent / reduce flood risk. Failure to apply the policy would not lead to an enhancement but other policies in plan would ensure that an adverse impact would not occur as a result of the development.

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

DM7.2 Development Viability												
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	No additional mitigation is proposed. The proposed policy seeks to ensure that infrastructure is delivered and sets out approaches to		No realistic alternative to mitigate the issue exists.	The policy ensures the infrastructure essential to growth and investment is in place. Failure to mitigate viability issues would result in no development and ultimately negative impact on the
2	G	G	G	G	R	R	R	R				
3	G	G	G	G	R	R	R	R				
4	G	G	G	G	R	R	R	R				

									securing its delivery.		Borough's economy
5	G	G	G	G	R	R	R	R	No additional mitigation is proposed. The proposed policy seeks to ensure that infrastructure is delivered and sets out approaches to securing its delivery.	No realistic alternative to mitigate the issue exists.	Approaches would be identified to ensure adequate education and training provision.
6	G	G	G	G	R	R	R	R			Failure to mitigate viability issues would result in limited housing delivery
7	G	G	G	G	R	R	R	R			Adequate provision of community infrastructure as part of development would contribute positively to this objective.
8	G	G	G	G	R	R	R	R			
9	G	G	G	G	R	R	R	R			
10	A	A	A	A	A	A	A	A			Policy has no overall effect upon this objective.
11	G	G	G	G	R	R	R	R	No additional mitigation is proposed.	No realistic alternative to mitigate not implementing this policy exists.	Provision of infrastructure, particularly road improvements and public transport, through this policy would contribute to the mitigation of the effects of development on climate change and encourage sustainable transportation.
12	G	G	G	G	R	R	R	R			
13	A	A	A	A	R	R	R	R			Potentially negative effect if no green infrastructure improvements are delivered
14	G	G	G	G	R	R	R	R	No additional mitigation is proposed.	No realistic alternative to mitigate not implementing this policy exists.	Provision of infrastructure through the policy that might encourage recycling and re-use positively effects this objective.
15	G	G	G	G	A	A	A	A	No additional mitigation is proposed.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has potential to contribute positively to the provision of green infrastructure. Failure to apply the policy would not lead to an enhancement but overall network of green infrastructure protected through other policies in plan.

16	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
17	G	G	G	G	A	A	A	A	No additional mitigation is proposed.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has potential to contribute positively to the provision of infrastructure to prevent / reduce flood risk. Failure to apply the policy would not lead to an enhancement but other policies in plan would ensure that an adverse impact would not occur as a result of the development.
18	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
19	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
Conclusion		The policy is considered essential to ensure that the infrastructure demands of the Borough are provided for. This is economically, socially and environmentally positive. There is no reasonable alternative.									

S7.3 Transport

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M		L	S					
1	G	G	G	G	R	A	A	A	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			No further mitigation to improve the effectiveness of the policy is available.
5	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	A positive strategy for transport would improve physical access to education and training. Failure to implement policy would not lead to significant negative effect but would fail to make a positive contribution to the objective.
6	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	Policy sets an approach for the provision of transport that would be crucial to supporting the proposed housing growth in the Borough.

7	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
8	G	G	G	G	A	A	A	A			Policy promotes all forms of transport, including sustainable modes such as walking and cycling that are beneficial to health.
9	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	A positive strategy for transport would improve physical access to community facilities. Failure to implement policy would not lead to significant negative effect but would fail to make a positive contribution to the objective.
10	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
11	G	G	G	G	R	A	A	A	Policy could be further enhanced by making clearer reference to and promoting sustainable transport modes over road infrastructure improvements. However, this could have negative implications for other 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		<p>The support improvements and good quality in all modes of transport is seen as essential in ensuring successful economic growth in the Borough and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy. An alternative approach is not seen as reasonable.</p>									

DM7.4 New Development and Transport													
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Proposed Mitigation	Proposed Mitigation	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach							
		S	M	L		S						M	L
1	G	G	G	G	R	R	R	R			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		
2	G	G	G	G	R	R	R	R					
3	G	G	G	G	R	R	R	R					

											considered.
4	G	G	G	G	A	A	A	A			Any new tourism development must include provision for visitors to reach it.
5	A	A	A	A	A	A	A	A			Whilst good transport links can allow for people to reach education, there is little link for this particular policy.
6	G	G	G	G	A	A	A	A			With proximity to public transport facilities will be required higher density developments this would provide a range homes
7	G	G	G	G	A	A	A	A			Greater densities of housing in close proximity to public transport hubs could increase the natural surveillance in an area
8	G	G	G	G	A	A	A	A			Good sustainable transport links will encourage healthier lifestyles.
9	G	G	G	G	A	A	A	A			Good transport links are essential in allowing people to reach the facilities they need. There is no reasonable alternative.
10	A	A	A	A	A	A	A	A			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		<p>The support improvements and good quality in all modes of transport is seen as essential in ensuring successful economic growth in the Borough and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy. An alternative approach is not seen as reasonable.</p>									

DM7.5 Employment and Skills

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		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 to specifically encourage in deprived areas.	Through training local people 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.									

DM7.6 Renewable Energy and Low-Carbon Technologies							
	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A	Encourage sourcing of infrastructure/materials from local suppliers in the low-carbon industry		Encouraging renewable energy production can have a positive impact on the local economy, with potential to source materials etc locally
2	A	A	G	G	A	A	A	A			
3	A	A	G	G	A	A	A	A			
4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	G	G	G	G	R	A	A	A		Limited growth would reduce the need for additional energy supply	Policy directly tackles issues of climate change by encouraging the renewable and low-carbon energy generation
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A	Ensure that potential impacts of renewable energy schemes are mitigated.		Impacts on the biodiversity and geodiversity of North Tyneside will have to be carefully considered particularly for commercial scale schemes
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link

16	A	A	A	A	A	A	A	A	Ensure that potential impacts of renewable energy schemes are mitigated.	Impacts on the landscape and historic character of North Tyneside will have to be carefully considered particularly for commercial scale schemes
17	A	A	A	A	A	A	A	A		No direct link
18	A	A	A	A	A	A	A	A		No direct link
19	A	A	A	A	A	A	A	A		No direct link
Conclusion		<p>This policy would have a positive impact on climate change and through linkages to the associated industries, the local economy too. Renewable technologies have the potential to harm the environment but the policy includes provisions to ensure that this is appropriately considered in the decision-making process. This is considered a sustainable policy for which there is no reasonable alternative.</p>								

S7.7 Waste Management

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			Does not impact on this objective.	
2	G	G	G	G	R	R	R			Some jobs may be created through recycling facilities and waste management consultancies and operators.	
3	G	G	G	G	R	R	R			As above.	
4	A	A	A	A	A	A	A			Does not impact on this objective.	
5	A	A	A	A	A	A	A			Does not impact on this objective.	
6	A	A	A	A	A	A	A			Does not impact on this objective.	
7	A	A	A	A	A	A	A			Does not impact on this objective.	
8	A	A	A	A	A	A	A			Does not impact on this objective.	
9	A	A	A	A	A	A	A			Does not impact on this objective.	
10	G	G	G	G	R	A	A	A	Controlled through Development Management and planning conditions attached to applications to ensure waste is disposed of safely.	Without suitable waste management, waste could be disposed of in an inappropriate manner that could negatively affect ground water.	
11	G	G	G	G	R	G	G	G	Encourage reduce, reuse and recycling through council campaigns.	Sustainable waste management reduces the need for landfill and encourages reuse and recycling.	

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

DM7.8 Protection of Waste Facilities											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			Does not impact on this objective.
2	A	A	A	A	A	A	A	A			Does not impact on this objective.
3	A	A	A	A	A	A	A	A			Does not impact on this objective.
4	A	A	A	A	A	A	A	A			Does not impact on this objective.
5	A	A	A	A	A	A	A	A			Does not impact on this objective.
6	A	A	A	A	A	A	A	A			Does not impact on this objective.
7	A	A	A	A	A	A	A	A			Does not impact on this objective.
8	A	A	A	A	A	A	A	A			Does not impact on this objective.
9	A	A	A	A	A	A	A	A			Does not impact on this objective.
10	G	G	G	G	R	A	A	A		Rely on the Development Management process to attach planning conditions.	Without suitable waste management, waste could be disposed of in an inappropriate manner that could negatively affect ground water.
11	G	G	G	G	R	G	G	G		Allocate new sustainable waste sites.	Protecting existing waste sites contribute towards a long term strategy for sustainable waste management and helping to reduce climate change by dealing with waste locally.

12	A	A	A	A	A	A	A	A			Does not impact on this objective.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	G	G	G	G	R	R	R	R			Supports objective - no alternative.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	A	A	A	A	A	A	A	A			Does not impact on this objective.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	G	G	G	G	R	G	G	G		Allocate brownfield sites suitable for waste management.	Suitable extension to existing waste facilities may help to bring contaminated land into beneficial use.
19	G	G	G	G	R	A	A	A		Rely on the Development Management process to attach planning conditions.	Supports reduction in noise pollution where extension or intensification of an existing use is proposed.
Conclusion		<p>This policy that aims to manage waste locally within existing sites has no negative effects and particularly positive effects on the environment. New waste development has the potential to harm the environment and residential wellbeing but the policy has been prepared to avoid this. This is considered a sustainable policy for which there is no reasonable alternative.</p>									

DM7.9 New Development and Waste											
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	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	G	G	G	G	R	A	A	A		Rely on the Development Management process to attach planning conditions.	Without suitable waste management, waste could be disposed of in an inappropriate manner that could negatively affect ground water.
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link

14	G	G	G	G	R	A	A	A	Rely on the Development Management process to attach planning conditions regarding bin storage	The policy directly supports this objective.
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		<p>This policy encourages new ways of dealing with waste in developments and ensures waste is considered. It has little impact on social or economic indicators but a positive effect on environmental sustainability. With no envisage negative impacts, this policy is seen as a suitable approach.</p>								

S7.10 Community Infrastructure

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

7	G	G	G	G	R	R	R	R			Community facilities helps to bring communities together sharing the same common interests and a sense of place. Facilities such as this can facilitate a reduction in crime rates with more children 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 strategies will be implemented for any new developments.		New development could create waste; this would be controlled 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 issue 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.									

DM7.11 Telecommunications – Broadband, mobile phone masts and equipment

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach				Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R	Improvements to telecommunication in NT could help to facilitate an increase in employment, improved skills, and attractiveness of the Borough for business investment.		
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	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	G	G	G	G	R	R	R	R	Telecommunication services are considered essential for the community. They are vital both for access to work, education and socially.		
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	Any new development could have negative impact on the ecological network. The policy includes the need to protect areas of ecological importance.		
14	A	A	A	A	A	A	A	A	No direct link.		

15	R	A	A	A	A	A	A	A	Implement other policies in the Plan to have a neutral impact.		The policy does not prevent the development of green spaces for telecommunications. However, the implementation of other policies in the Plan mean that green infrastructure will be protected accordingly.
16	A	A	A	A	A	A	A	A			New developments could alter the current character of the borough. However the policy includes the provision of protecting important landscapes and the historic environment.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			The policy encourages use of existing buildings and structures.
19	R	A	A	A	A	A	A	A	Implement other relevant policies in the Plan regarding noise pollution.		The erection of new telecommunication masts could potentially produce noise . However the policy aims to limit the amount of developments on new sites and encourage development on old/ existing sites.
Conclusion		Good telecommunication infrastructure could contribute to successful economic growth in the Borough and is important for social wellbeing. Environmental impacts could arise from telecommunications but measures have been incorporated into the policy to avoid this - e.g. no adverse impact on biodiversity. To not require essential telecommunications infrastructure and effectively manage its impacts is not considered an appropriate approach.									

AS8.1 The Wallsend and Willington Quay Sub Area							
	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R		No alternative to this overall strategy considered appropriate.	Improving the area should attract more people. Creating jobs in diverse, renewable sectors should help to diversify the economy. By improving the economic and environmental status it should increase the quality of life for people living there.
2	G	G	G	G	R	R	R	R			Aims to be a focus for advanced engineering, research and development, which should create jobs. This could also occur by diversifying the town centre.
3	G	G	G	G	R	R	R	R			By diversifying the types of jobs available in the area, the range should help to create more jobs in this deprived area.
4	G	G	G	G	R	R	R	R			The proposed policy aims to promote and make better use of heritage assets and leisure opportunities, which should increase tourism, e.g. Segedunum.
5	G	G	G	G	R	R	R	R			Policy proposes to create new educational facilities by focusing on the needs of riverside businesses. New and specific area to provide education and training.
6	G	G	G	G	R	R	R	R			Policy looks to increase the quality and supply of housing in the area.

7	A	G	G	G	R	R	A	A		Make physical improvements to area.	Improving community facilities may increase pride in their area and increase interest. By upgrading the area, it will increase pride in the area and strengthen the community. Without it, the area may fall into disrepair which could encourage crime.
8	G	G	G	G	R	R	R	R			Aims to improve facilities, education, parks and cycleways, which would encourage a healthier lifestyle.
9	G	G	G	G	R	R	R	R			Aims to improve community facilities and services, but unclear if will improve access.
10	R	A	A	A	A	A	A	A			Building work may have a negative impact. Assessments when applications come in should mitigate.
11	A	G	G	G	A	R	R	R			Development may have a negative effect, but policy aims to create jobs and educate people about renewable energy
12	A	A	A	A	A	A	A	A			No direct link.
13	R	A	A	A	A	A	A	A			Building work may have a negative impact. Assessments when applications come in should mitigate.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	R	R	R	R			Policy provides focus for this which will improve distinctiveness.
17	R	A	A	A	A	A	A	A			Flooding policies would reduce extra flood risk from new developments. Although this policy would not

											reduce it.
18	G	G	G	G	A	A	A	A			Potentially could achieve this depending on where development occurs.
19	A	R	A	A	A	A	A	A			Building work would affect noise levels, but this would only be short term when there is work occurring.
Conclusion		<p>This policy aims to tackle identified issues and build on opportunities in Wallsend and Willington Quay; it has been concluded that not addressing these issues and opportunities could lead to an unsustainable future for the area and this is not a reasonable alternative. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.</p>									

AS8.2 The Forum Shopping Centre, Wallsend										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					
		S	M		L	S				M
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 re-coated 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.								

AS8.3 Portugal Place and High Street West, Wallsend										
	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	A	A	Encourage property owners to improve the appearance of their properties. This would not however allow for a coordinated approach.	Contributes towards the objective at a local level with visual and business improvements that have a positive effect on the economy.
2	G	G	G	G	R	R	R	R	Promote uses that add to the range of existing facilities in the area to enhance vitality.	The introduction of complimentary business uses to the area will support this objective.
3	G	G	G	G	R	R	R	R		
4	G	G	G	G	R	R	A	A	Offer grants / loans to help facilitate improvements.	Encourage property owners to improve the appearance of their properties. Policy has a positive impact to improve the look of the town centre and make it more attractive to visitors.
5	A	A	A	A	A	A	A	A		Does not impact on this objective.

6	G	G	G	G	A	G	G	G	Ensure provision of affordable housing.	Promote parts of the site for residential use.	Contributes towards the objective positively.
7	G	G	G	G	R	A	A	A		Rely on improvements through market delivery. Encourage property owners to improve the appearance of their properties.	Improvements to the visual appearance of the site will strengthen community identity. Improvements to the visual appearance of the area will contribute towards a feeling of safety.
8	G	G	G	G	A	G	G	G		Look at other sites to provide additional health facilities.	Expanding health facilities on site will help to increase health and wellbeing.
9	G	G	G	G	R	A	A	A		Look at other sites to provide additional facilities.	Positively impacts this objective through improving and retaining health, leisure and retail facilities. Additional support for housing in this location means residents in a sustainable town centre location that allows for easy access to facilities.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	A	G	G	G	A	A	A	A	Ensure that new development considers energy efficiency measures in the design process.		Support for facilities in the town centre along with residential development reduces the need for motorised travel and emissions.
12	G	G	G	G	A	A	A	A			Improved facilities and housing within the town centre will encourage sustainable travel.

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. Ensure waste systems are included within redevelopment plans.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	A	A	A	Ensure high quality design in the restoration of existing buildings or construction of new ones.	Encourage property owners to improve the appearance of their properties. This may be done inconsistently.	A currently unattractive site that negatively impacts the character of this part of Wallsend. Redevelopment is a major opportunity to improve this.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		A partially derelict and unattractive site that harms the vibrancy and vitality of the town centre and has an adverse effect on the local character and quality of life. Its redevelopment would be positive. To not support this redevelopment would not be a reasonable alternative.									

AS8.4 Key Green Spaces in Wallsend and Willington Quay							
SA Objective	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

		S	M	L		S	M	L		
1	A	A	A	A	A	A	A	A		
2	A	A	A	A	A	A	A	A		
3	A	A	A	A	A	A	A	A		No direct link.
4	G	G	G	G	A	A	A	A		The policy supports improvements both visually and in terms of green spaces as enjoyable facilities. This can make the area more appealing to potential tourists and supports the endeavours to increase tourists to Segedunum and Wallsend as a whole.
5	A	A	A	A	A	A	A	A		No direct link.
6	A	A	A	A	A	A	A	A		No direct link.
7	G	G	G	G	R	R	R	R		Wallsend and Willington Quay green spaces provide the community with a place to come together and take pride in- creating a sense of place and community.
8	G	G	G	G	R	R	R	R		Improving and enhancing the parks encourages people to use the space, therefore encouraging people to exercise in the area and promoting a healthy lifestyle.
9	G	G	G	G	R	R	R	R		Not implementing this policy would directly contradict this objective. There is no alternative in this case.
10	G	G	G	G	R	A	A	A	Implement relevant flood mitigation strategies.	Policy specifically mentions the improvement of the watercourses of culverts. Natural habitats also provide flood defence.
11	G	G	G	G	R	R	R	R		Green infrastructure contributes positively to climate change. Appropriate management of watercourses is a positive step in adapting to the impacts of climate change.
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	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			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
17	G	G	G	G	R	R	R	R			Policy specifically mentions the improvement of the watercourses of culverts. Natural habitats also provide flood defence.
18	A	A	A	A	A	A	A	A			No direct link.
19	G	G	G	G	R	R	R	R			Green spaces such as these act as a buffer and barrier to noise pollution.
Conclusion		There have been no identified adverse impacts arising from the implementation of this policy, which aims to support the improvements of green spaces in Wallsend and Willington Quay. An alternative is not seen as reasonable.									

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

3	A	A	A	A	A	A	A	A		
4	A	A	G	G	A	A	A	A	Improvements are maintained and built on long-term.	Improving accessibility means the town centre would become more desirable to visitors. This could have a major positive impact in conjunction with endeavours to improve tourist attractions in Wallsend.
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	G	A	A	A	A	Ensure the public are involved in formulating the scheme.	Reduction in traffic could result in a safer environment.
8	G	G	G	G	A	A	A	A		Encourages reaching the town centre on foot rather than in private car.
9	G	G	G	G	A	A	A	A		Less traffic may make accessing the town centre less daunting for some.
10	A	A	A	A	A	A	A	A		Effect is uncertain depending upon the location and nature of any developments.
11	G	G	G	G	A	A	A	A		Encourages reaching the town centre on foot or public transport rather than in private car.
12	G	G	G	G	A	A	A	A		Encourages reaching the town centre on foot or public transport rather than in private car.
13	A	A	A	A	A	A	A	A		No direct link.
14	A	A	A	A	A	A	A	A		No direct link.
15	A	A	A	A	A	A	A	A		No direct link.
16	G	G	G	G	A	A	A	A		Less traffic could create a more attractive town centre.

17	A	A	A	A	A	A	A	A			Effect is uncertain depending upon the location and nature of any developments, e.g. introduction of more, or reduction in hardstanding.
18	A	A	A	A	A	A	A	A			No direct link.
19	G	G	G	G	A	A	A	A			Reduction in private car use can mean lowered noise.
Conclusion		<p>The support of improvements and good quality in all modes of transport is seen as vital in ensuring successful economic growth in Wallsend and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy. Overall this is a sustainable approach to which an alternative is not considered reasonable.</p>									

AS8.6 Improving Movement in Wallsend and Willington Quay

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A	A		Some measures within this policy can improve visual attractiveness, encourage investment and support movement of employees. However, the impact would not be significant.
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		Tackling conflict between pedestrians, cyclists and public transport will aid a harmonious community. The visual improvements would increase community pride. However, the impact would not be significant.
8	G	G	G	G	R	R	R	R	Promoting green links and green transport through walking and cycling encourages a healthy and active lifestyle which can work towards combating disease and prolonging life.
9	A	A	A	A	A	A	A	A	Improvements in transport options and appearances of areas can encourage more physical movement of the community, enabling them to reach the facilities they need, especially in the town centre. However, the impact would not be significant.
10	G	G	G	G	R	R	R	R	Ensure improved drainage from enhanced road works Planting schemes can help increase infiltration and reduce flood risk..

11	G	G	G	G	R	R	R	R			Encouraging cycling and walking is a great adaptation to climate change with transport being the one of the main contributor to climate change. Not implementing this policy would directly contradict this objective. There is no alternative in this case.
12	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
14	A	A	A	A	A	A	A	A			No direct link.
15	G	G	G	G	R	R	R	R			Improvement to green links will fit within the objective to enhance multifunctional green infrastructure.
16	G	G	G	G	R	R	R	R			Planting schemes, green links and improvements to existing roads helps to enhance the existing landscape.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	G	G	G	G	R	R	R	R			Encouraging walking and cycling will aid the reduction of noise pollution.
Conclusion		The policy is seen as having positive impacts. The use of green corridors as transport routes is seen to have economic, social and environmental benefits. With no negative impacts, this policy is seen as an appropriate approach.									

AS8.7 Wallsend High Street Improvements					
	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	R	R	R	R			The proposals will improve the environment of these streets, making them more attractive as a place to live and to visit - creating as an indirect consequence the potential for a positive impact upon these economic objectives.
2	A	A	A	A	R	R	R	R			
3	A	A	A	A	R	R	R	R			
4	A	A	A	A	A	A	A	A			Whilst making an area more attractive, the streets are not and will not in themselves be a visitor destination and as such any impact on this tourism objective will be neutral.
5	A	A	A	A	A	A	A	A			No direct link.
6	G	G	G	G	A	A	A	A	Combining the public realm improvements with more direct intervention into improving the housing stock itself could enhance the proposal but may prove costly.		This proposal will not affect the supply of affordable housing stock but in improving the management of the homes and the residential environment the proposals have the potential to create a positive effect upon the objective.

7	G	G	G	G	R	R	R	R	Encouraging direct resident involvement in measures that could be taken on the streets would increase the community's sense of ownership of the area enhancing the positive impact of the proposal.	Whilst the streets already benefit from natural surveillance from properties, improvements to the street scene can encourage their use for walking and other activities in general leading to a positive impact upon this objective. Through improving the public realm of the area the proposal has the potential to enhance residents' sense of place that currently could be viewed as a negative, and consequently lead to a potential positive impact.
8	G	G	G	G	A	A	A	A		In encouraging use of the streets for walking and play, the proposal can contribute towards a mild positive impact upon this objective.
9	G	G	G	G	A	A	A	A		A less-traffic dominated and more attractive to walk through town centre could encourage more people to use the community facilities the town has.
10	A	A	A	A	A	A	A	A		Policy has no direct influence upon this objective.
11	A	G	G	G	A	A	A	A	Additional measures to build-in sustainable design and further encouragement of the use of sustainable modes of transport through and as part of the scheme	The policy aims of making the town centre better to walk to and improve the public transport offer is in line with managing climate change through reduced CO2 emissions.
12	G	G	G	G	A	A	A	A	Reducing speed and level of traffic could encourage more people to cycle, walk or take public transport as a preferred option to travel to Wallsend.	The policy offers great potential to reduce the need to travel and encourage sustainable transport.

13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	A	A	A	A			The proposals would deliver visual improvements to the built environment of this area of North Tyneside and makes specific reference to preserving the character of The Green CA.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	G	G	G	G	R	R	R	R			The traffic dominance in the town centre represents a noisy environment that if not managed correctly could escalate to noise pollution. The policy aims of making the town centre better to walk to and reduce traffic dominance would have a positive effect on reducing nose pollution.
Conclusion		This policy aims to solve some of the issues identified in Wallsend town centre. An improved appearance and reduction of traffic dominance are seen as especially positive economically, socially and environmentally. The policy represents no significant negative effects and so an alternative would not be reasonable.									

AS8.8 Wallsend Town Centre Public Realm and Conservation Area										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation		
		S	M		L	S				

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

									and understand its benefits.		
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.									

AS8.9 Segedunum Roman Fort and Hadrian's Wall World Heritage Site							
	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

		S	M	L		S	M	L			
1	G	G	G	G	A	G	G	G	Future investment in the riverside could lead to associated improvements in the awareness, access and exhibitions at the museum.	Seek funding to improve awareness.	This iconic attraction allows future opportunities for growth in the tourism sector and associated benefits for the town. The improvements to the riverside places Segedunum in a great position to diversify its offer to build on increased economic opportunities in the area.
2	G	G	G	A	G	G	G				
3	G	G	G	A	G	G	G				
4	G	G	G	A	G	G	G				
5	G	G	G	G	G	G	G	Coordinate educational and training opportunities with future developments at Segedunum	The museum in itself already offers an excellent educational resource. There is not considered an alternative to it continuing to provide this.	Segedunum already offers an excellent educational resource.	
6	A	A	A	A	A	A	A	A			No direct link.
7	G	G	G	G	A	A	A	A	Involve the community in the running of the museum.	The museum in itself already offers an excellent community resource. There is not considered an alternative to it continuing to provide this.	Improving the existing facilities will help safeguard an iconic facility for Wallsend that enables a sense of community identity
8	A	A	A	A	A	A	A	A			No direct link.
9	G	G	G	G	G	G	G	G	Better promotion and more local-community involved events could see this become a real asset for locals.		Segedunum currently offers an excellent resource for the community. Its continued function in this way is supported.
10	A	A	A	A	A	A	A	A			No direct link.
11	A	A	A	A	A	A	A	A			No direct link.

12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	G	G	G	G			This policy directly supports the protection and enhancement of a heritage asset.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.

Conclusion The policy pledges support to the continued management and promotion of the Hadrian's Wall WHS. There are no negative impacts envisaged and so a alternative approach would not be reasonable.

AS8.10 Town Hall, Police Court, Fire Station and Public Baths

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	This would be dependent on the eventual uses of the buildings and businesses which may move there.	Policy looks to encourage different uses that could diversify the economy and provide jobs in different sectors. The vacant buildings at present are not being utilised to their full potential and harm the image of the town, discouraging investment.	

2	G	G	G	G	R	R	R	R	Promote diversity in existing employment uses on the site.		Through the process of creating new uses for these buildings, different jobs could be created potentially for people living in and around Wallsend.
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R			Supporting a sustainable future for the complex of buildings which is a landmark for Wallsend and could attract visitors.
5	G	G	G	G	R	R	R	R		This would be dependent on the final use of the buildings.	The policy provides the opportunity for an educational use for the buildings.
6	G	G	G	G	R	R	R	R			Policy provides the opportunity for residential use.
7	G	G	G	G	R	R	R	R	Opportunity for community engagement	Without it, the area may fall into disrepair which could encourage crime.	Fewer vacant buildings, or buildings with the potential to become vacant, could help to increase civil pride in the area and help reduce crime. Improving these buildings with new uses could help to build community identity.
8	A	A	A	A	A	A	A	A			No direct link.
9	G	G	G	G	G	G	G	G		Dependent on final use of the building and available access.	Policy would allow different facilities, such as art galleries, doctor's surgery. The buildings are located near the central core which could be fairly accessible to local people.
10	A	A	A	A	A	A	A	A			No direct link.
11	G	G	G	G	R	R	R	R	Supporting the reuse of the building and alternative uses.	Not finding a suitable use for the building, otherwise it could remain unchanged.	Through reusing the buildings when they are available it will reduce the need to build new facilities.

12	A	G	G	G	A	R	R	R		Dependent on final uses, need to have good access and infrastructure to this section of Wallsend.	From the selection of uses indicated, it could create facilities that could serve the people of Wallsend near the current core. Reduce the need for having to travel further afield for these services.
13	A	A	A	A	A	A	A	A			No direct link.
14	R	A	A	A	A	A	A	A	Ensure suitable waste disposal		All new development could create waste.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	R	R	R	R		Dependent on final development.	Aims to bring key historic buildings back into use with services that could provide for Wallsend. Retaining these buildings should help to maintain local distinctiveness and a good sense of place.
17	A	A	A	A	A	A	A	A			No direct link.
18	G	G	G	G	R	A	A	A	Finding and supporting long term uses for the buildings.	Lose specific support for their retention in different uses.	Finding new uses for existing buildings will further protect agricultural land from being used.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		Bringing this vacant heritage asset back into use is seen as being positive, especially with regards to the economy and the social well-being of the area. To not support this vacant building group's reuse would not be a reasonable alternative.									

AS8.11 The North Shields Sub Area											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R		No alternative to this overall area strategy is considered suitable.	Investing in the economic activity of the area and more specifically revitalising work within the Fish Quay will aid the diversification of the local economy whilst promoting new jobs.
2	G	G	G	G	R	R	R	R			Attracting new investment to the area will help diversify the array of jobs within North Shields. Supporting an increase in the economic activity will have a positive knock on effect to the whole borough.
3	G	G	G	G	R	R	R	R			North Shields is known to have pockets of socially deprived areas. Revitalising the area and encouraging investment will create more employment for local residents, particularly those within the socially deprived areas.
4	G	G	G	G	A	A	A	A	Continued promotion and good management of visitor facilities.		The Fish Quay in particular could provide a great draw to enhance this sector. The Fish Quay is surrounded by a great deal of history and heritage and can be utilised as a small tourist/ visitor destination with great restaurants, bars and cafes which will aid the revitalisation of the local economy.
5	A	A	A	A	A	A	A	A			No direct link.

6	G	G	G	G	A	A	A	A			Revitalising the area as a place to live through new housing sites and improvements to existing residential can increase the choice of homes in the Borough.
7	G	G	G	G	R	R	A	A	The proportion of bars within the area, particularly the fish quay must be monitored in order to prevent disorderly behaviour. Following from the fish quay neighbourhood plan, continued opportunities to be involved must be a continual process in order to encourage active community participation.	The existing North Shields area could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	Revitalising North Shields will provide people will a sense of place and encourage local residents to take pride in their area. Revitalising the area will instil a greater sense of place and community in local residents helping to reduce crime rates. Without implementing the policy the area could fall into disrepair, which will encourage anti-social behaviour resulting in a fragmented community.
8	A	A	A	A	A	A	A	A			Overall a neutral effect is envisaged.
9	G	G	G	G	R	R	A	A	Ensure work is of a high standard and is well maintained.	The existing North Shields area could be better maintained.	Attracting investment to the area will mean that a greater quality of services will be provided in the area for local residents. An improvement to pedestrian and vehicular links will also provide the services that people require within 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.		Building work may have a negative impact. Assessments when applications come in should mitigate.
11	A	G	G	G	A	A	A	A	Ensure any new developments incorporate good environmentally sustainable measures.		No new developments would not affect climate change but would jeopardise potential development and investment within the area.
12	G	A	G	G	A	A	A	A	Encourage the use of green transport.		Enhancing the area and increasing the amount of facilities and attractions within the area will increase retention rates, therefore reducing the amount of people travelling elsewhere.
13	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure.		Within the proposed policy it is specified that preservation of key biodiversity and geodiversity is a necessity. Any adverse affects on the biodiversity and geodiversity will be avoided.
14	A	G	G	G	A	A	A	A	Ensure developments and improvements in North Shields incorporate recycled/ reused materials and any waste that arises is recycled/ reused.	No growth in the borough would reduce the need for waste management plans.	

15	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure.		Policy intends to preserve and enhance the area's biodiversity and geodiversity assets.
16	G	G	G	G	A	A	A	A			Heritage assets are already protected by law. However a wider effort can bring about positive change. North Shields plays a very important role in the overall historic and cultural character of the borough. Enhancing and preserving the assets North Shields already has is vital in order to strengthen local distinctiveness and sense of place.
17	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	No development would ensure no differences in flood risk.	Building work may have a negative impact. Assessments when applications come in should mitigate.
18	G	G	G	G	A	A	A	A			North Shields contains several brownfield sites, some known to be contaminated. Development here will bring this land back into beneficial use and avoid development on greenfield sites elsewhere.
19	A	R	A	A	A	A	A	A	Ensure residents are kept up to date with what is going on in their area to reduce potential conflicts.		North Shields is a busy town centre area; noise pollution will not significantly increase from increase economic activity in the long run, however in the short run noise pollution may arise from development construction.
Conclusion		This policy aims to tackle identified issues and build on opportunities in North Shields It has been concluded that not addressing these issues									



and opportunities could lead to an unsustainable future for the area. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.

AS8.12 Fish Quay and New Quay

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S				M	L
1	G	G	G	G	G	G	G	Area already serves a 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				
3	G	G	G	G	G	G	G				
4	G	G	G	G	A	G	G	G	Public realm improvements and promotion.	Aims to improve the tourism sector. Through improving recreational uses, creating green spaces and encouraging a high standard of development will help to keep the area looking good and encourage returning visitors. Improved transport will help.	
5	A	A	G	G	A	A	A	A	Ensure industry and business include training opportunities.	By encouraging the fishing industry it could create training opportunities. Could also occur through any new businesses.	
6	G	G	G	G	A	A	A	A	Ensure good mix of housing tenures.	The proposed strategy is considered a suitable way forward in supporting some residential use here. No alternative. At present the whole area is allocated for employment use. Policy encourages residential development but does not mention size, tenure or type of housing to be provided.	

7	A	G	G	G	R	A	A	A	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 protect wildlife should be enforced.	No new development would have a neutral effect.	The policy ensure the protection of green space but increased tourism could affect the ecology of the area.
14	R	G	G	G	A	A	A	A	Ensure new developments incorporate recycled/reused materials.	No new development would have a neutral effect.	Any new development has the potential to create waste. Steps could be taken to ensure a positive effect.
15	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		<p>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.</p>									

AS8.13 The Beacon Centre and Wider Regeneration of North Shields Town Centre

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	G	G	G	G	A	A	A	A	Whilst the policy does not specifically aim to achieve this, by broadening the range and quality of units available may help to create employment. By achieving this it could help to improve the area and create prosperity.
2	G	G	G	G	A	A	A	A	A variety of job opportunities could be achieved under a retail use or other town centre uses.
3	G	G	G	G	A	A	A	A	Applications make their own assessment on a case by case basis. Whilst this is not a direct aim of the policy, increasing the range and quality of the units may attract more businesses to the area and therefore create more local jobs.
4	G	G	G	G	A	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	A	G	G	G	Promote training opportunities alongside new business regardless town centre location or not. Training opportunities may be created alongside the growth and regeneration of the town centres.

6	G	G	G	G	A	G	G	G	Ensure that residential proposals reflect local need and demand.	Identify other suitable housing sites.	The policy supports appropriate residential schemes in town centres.
7	G	G	G	G	A	A	A	A	Ensure that regeneration meets high standards of design that reflects local character.		Lively and thriving town centres contribute towards safe places. A viable town or district centre contributes towards community identity.
8	G	G	G	G	A	G	G	G		Support local facilities outside of the town centre.	The provision of local facilities encourages walking rather than driving.
9	G	G	G	G	A	A	A	A		Applications make their own assessment on a case by case basis.	Would increase local access to a greater variety of retail facilities and town centre uses.
10	A	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place that could even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	G	G	G	G	A	A	A	A		Existing infrastructure in place, which could be well maintained. Trying to ensure units remain in use so a range of facilities could be accessible.	Although based on building new town centre space, it would be integrating into an existing network of sustainable transport and provide easily accessible services for local residents reducing energy needed in all forms.

										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	A	A	A	A	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	A	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	A	G	G	G	A	G	G	G	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	Ensure the existing retail units dispose of their waste correctly and recycle where possible.	All development has the potential to create waste. Ways in which to minimise and correctly control this waste are required.
15	A	A	A	A	A	A	A	A			No direct link



16	G	G	G	G	A	A	A	A	Ensure identified locations for future retail are in sustainable locations connecting to the existing environment.	Must identify need - no alternative.	A viable town or district centre contributes towards local distinctiveness. This includes meeting required needs.
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	R	A	A	A	A	A	A			In the short term, building work would result in an increase of noise.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy. There is no reasonable alternative.									

AS8.14 North Shields Town Centre Public Realm

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	G	R	A	A	A	<p>In the long term, the improvements may attract new businesses and visitors to the area, which may encourage new employment opportunities. Not improving the public realm would present a poor image of the area that would deter investment and employment opportunities.</p> <p>The existing public realm could be better maintained.</p> <p>improving the public realm would present a better image of the area that could attract investment and visitors. However, the town in itself is not a visitor attraction.</p> <p>No direct link.</p> <p>No direct link.</p>
2	A	A	A	G	R	A	A	A	
3	A	A	A	G	R	A	A	A	
4	A	A	A	A	A	A	A	A	
5	A	A	A	A	A	A	A	A	
6	A	A	A	A	A	A	A	A	

7	A	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained. Ensure the public are involved in the formulation of proposals.	The existing public realm could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	Better public realm would increase civic pride and reduce crime. Good design through public realm improvements can make safer spaces that reduce crime and fear of crime. Increased civic pride borne out of area improvements could see more interested members of the public becoming involved. This could be built on by creating opportunities for public involvement in the planning process.
8	A	A	A	A	A	A	A	A			No direct link.
9	G	G	G	G	R	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		A more inviting town centre would encourage locals to use its facilities and services more readily.
10	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place during works.		All new development has the potential to affect the quality of ground and surface water.
11	A	A	A	A	A	A	A	A			No direct link.
12	G	G	G	G	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		By improving the public realm it may encourage residents to use more local facilities. If the area improves then it may attract more businesses which could reduce the need for people to travel further afield for shopping or leisure activities.
13	A	G	G	G	A	A	A	A			The public green spaces should be improved and maintained as a result of this, making the areas more attractive to people and

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

AS8.15 The Coastal Sub Area

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	G	G	G	G	G	G	G		Policy supports tourism and retail growth at the coast, which are key elements of this area's economy.
2	G	G	G	G	A	G	G	Introduce new employment sectors at the coast.	As this policy supports growth in existing sectors at the coast, although there will be some improvement, the diversity and quality of jobs won't necessarily massively change.
3	G	G	G	G	G	G	G		Growth in tourism and retail can create more jobs for local people.
4	G	G	G	G	G	G	G		Tourism is already a key feature at the coast. This policy supports its growth.
5	A	G	G	G	A	A	A	Promote the features of the coast in ways that educate the public, e.g. interpretation boards, exhibitions.	Whilst there is no direct link, opportunities to educate the public about the coast can be taken.
6	A	A	A	A	A	A	A		Policy has no direct link to housing,

7	G	G	G	G	A	A	A	A	Need to ensure positive changes are maintained. Introduce more opportunities for the public to become involved in the planning process.	Introduce more opportunities for the public to become involved in the planning process.	Regeneration, public realm improvements and new employment opportunities create a positive environment that increases civic pride and reduces crime and fear of crime. The increased civic pride borne out of area improvements could see more interested members of the public becoming 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	G	G	G	G	A	A	A	A			Policy supports local business and recreational facilities to enable local people to access local services. It also encourages better public transport that will enable better access to those services further away.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	A	G	G	G	A	A	A	A	Ensure any new developments incorporate good environmentally sustainable measures.		
12	G	G	G	G	A	A	A	A			Improvement of sustainable transport options helps in fulfilment of this

												objective. Also improvements in local services and facilities would see retention of local people thus reducing the need to travel.
13	A	G	G	G	A	A	A	A	Ensure all development is mitigated correctly.			The policy supports protection of the area's natural environment and growth in development/tourism. Mitigation needs to be in place to ensure the two aspects can successfully integrate.
14	R	A	A	A	A	A	A	A	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	No new development would have a neutral effect.		All development has the potential to create waste. Ways in which to minimise and correctly control this waste are required.
15	G	G	G	G	A	A	A	A				Protection and enhancement of green links and the natural environment are encouraged through this policy.
16	G	G	G	G	A	A	A	A				Heritage assets are already protected by law, including the geological interests. However a wider effort can bring about positive change. Whitley Bay and the coast play a very important role in the overall historic and cultural character of the Borough. Enhancing and preserving the assets is vital in order to strengthen local distinctiveness and sense of place.
17	R	A	A	A	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed			Building work may have a negative impact. Assessments when applications come in should mitigate.

18	G	G	G	G	A	A	A	A		No new development would have a neutral effect.	Development here will bring this land back into beneficial use and avoid development on greenfield sites elsewhere.
19	A	R	A	A	A	A	A	A			As a busy area already, noise pollution will not significantly increase from increase in economic and tourism activity in the long run, However in the short term, noise pollution may arise from development construction.
Conclusion		<p>This policy aims to make improvements to the Coastal area. It has been concluded that not making these improvements would be likely to have a neutral impact on the area. However making the improvements would be a positive step. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.</p>									

AS8.16 Tourism and Visitor Accommodation at the Coast											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	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	G	G		Tourism is already a major contributor to the economy at the coast, without the policy further publicity,	Whilst tourism is already a major contributor to the economy at the coast, the extra support expressed in this policy will serve to protect it into the future.

2	A	A	A	A	A	A	A	A		free parking and other initiatives could be pursued.	Whilst the protection and growth of the tourism sector will keep and create jobs, it is doubtful that they will be of a wider diversity and quality than existing.
3	G	G	G	G	A	A	A	A			The protection and growth of the tourism sector will keep and create jobs.
4	G	G	G	G	A	A	G	G			This policy directly supports this objective.
5	A	A	A	A	A	A	A	A			No direct link,
6	A	A	A	A	A	A	A	A			No direct link,
7	R	A	A	A	A	A	A	A	Ensure the community are involved in the planning process.	Encourage community involvement in the planning process	The local community could become angry if it felt that too much tourism was occurring in the area, or that they weren't able to get involved.
8	A	A	A	A	A	A	A	A			No direct link.
9	G	G	G	G	A	A	A	A		No new development would have a neutral effect.	Tourism uses can be of benefit to the local community too.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	No new development would have a neutral effect.	All new development has the potential to affect the quality of ground and surface water.
11	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve climate change.	No new development would have a neutral effect.	All new development has the potential to affect climate change.

12	A	A	A	A	A	A	A	A			Whilst good quality facilities will attract and retain local people, thus reducing the need to travel, it will also draw more people from further afield - overall, a neutral effect.
13	R	A	A	A	A	A	A	A	Good mitigation measures to protect wildlife should be enforced.	No new development would have a neutral effect.	Increased tourism could affect the ecology of the area.
14	R	G	G	G	A	A	A	A	Ensure new developments incorporate recycled/reused materials.	No new development would have a neutral effect.	Any new development has the potential to create waste. Steps could be taken to ensure a positive effect.
15	R	G	G	G	A	A	A	A	Ensure green areas are protected from development and new developments incorporate green infrastructure.	No new development would have a neutral effect.	New development on green spaces would be detrimental to this objective.
16	A	G	G	G	R	R	R	R	Good quality design that respects its context will ensure this objective is fulfilled.		All development has the potential to not be in keeping with the character of an area. The area is known as a seaside resort and this character would be lost if not protected accordingly. The policy makes provision for the open character of the area to be protected.
17	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.

18	A	A	A	A	A	A	A	A			No direct link.
19	R	A	A	A	A	A	A	A	Adequate mitigation measures should be put in place.		Any growth in visitors has the potential to create noise.
Conclusion		<p>The policy is considered to present a positive economic strategy. The coast's natural environment is particularly sensitive so mitigation measures will be required; however some of these measures could serve to improve the environment or least ensure a neutral impact. Tourism is very important to the coast and North Tyneside so a policy that protects this and manages it in a way that considers wider requirements is considered necessary, with no reasonable alternative.</p>									
AS8.17 Visitor Attractions and Activities at the Coast											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach, a permanent tourism/recreation use is considered					
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A			Preventing development on Beaconsfield reduces the availability of land for employment. However short term employment would be created and alternative employment sites sought. Tourism opportunities created, which is a major factor in the economy of the
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			

												area.
4	G	G	G	G	A	A	A	A				Policy supports tourism uses.
5	A	A	A	A	A	A	A	A				No link to this objective.
6	A	A	A	A	A	A	A	A				No link to this objective.
7	G	G	G	G	A	A	G	G	Encourage the local community to get involved in the events and activities that will take place in the area.	Tourism uses may alienate locals. Need to promote and encourage them as uses for the local community too.		Creates a sense of place and community identity with increased events that cater for all ages and gets more people using the area.
8	G	G	G	G	A	R	A	A		A tourism use would take away a site for active recreation. Could ensure that its use was one that encouraged active lifestyles.		Safeguarding Beaconsfield maintains the open space for sport and recreational activities which can promote a healthy and active lifestyle.
9	A	A	A	A	A	A	A	A				Both the proposed use and the alternative have little link to this objective.
10	A	G	G	G	A	R	G	G	Ensure sufficient mitigation that could even work to improve water quality in the area.	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.

11	G	G	G	G	G	R	A	A	Tourism use here could increase car travel to get here. Need to implement sustainable transport options.	Open green spaces help the local air quality.
12	A	A	A	A	A	R	A	A	Tourism use here could increase car travel to get here. Need to implement sustainable transport options.	
13	A	A	A	A	A	R	A	A	Development on this site would contravene this objective. Need to build in green spaces to maintain GI network.	Preventing development on Beaconsfield means that any biodiversity or geodiversity within the area is mostly undisturbed. Policy includes provision to avoid sensitive months for Natura 2000 species.
14	A	A	A	A	A	R	A	A	All development can create waste. Need to promote reuse and recycling in construction and in proposed use.	
15	G	G	G	G	G	R	A	A	Development on this site would contravene this objective. Need to build in green spaces to maintain GI network.	As a site used for recreation and with biodiversity, retention of this site is positive in respect of this objective.
16	G	G	G	G	G	G	G	G	High standard of design pursued.	Whilst retention of Beaconsfield will protect an



17	G	G	G	G	G	G	G	G		Implement relevant flood mitigation strategies.	area of local distinctiveness, a new development could be carefully designed to contribute to character. Any new developments could bring negative impacts. Preserving the land reduces this risk.		
18	G	G	G	G	G	R	R	R		Development here would contravene this objective.	Preservation of green land is in accordance with this objective as it directs development to brownfield sites.		
19	A	A	A	A	A	R	A	A	Ensure the activities and temporary events are well contained and don't dramatically increase noise pollution through restrictions on noise levels and time events take place.	Ensure sufficient mitigation is in place to prevent noise from tourist visitors.	Open spaces can act as a barrier to noise pollution. Temporary events and activities will need to be well regulated to ensure noise pollution doesn't become a concern. Open space as existing prevents noise pollution.		
Conclusion		<p>The policy, implemented alongside other policies in the Plan, is considered to have neutral to positive impacts. Beaconsfield is used by Natura 2000 species as a roosting site; the policy has been written to avoid development in the months it is used. The alternative of not supporting these clear coastal tourism opportunities could lead to a diminishing of the tourist industry in North Tyneside. This is not a reasonable option.</p>											

AS8.18 The Spanish City

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	Policy aims to improve and diversify the economy, by changing the focus from bars and pubs to more family orientated activities Through changing the economic focus, it could create more local jobs in different sectors. Spanish City could act as an anchor for development and to change the image of Whitley Bay.		
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	Requires working alongside the regeneration of Whitley Bay, not just independently.	Policy aims to work alongside the regeneration of Whitley Bay to make it a destination for visitors.	
5	A	A	A	A	A	A	A	A		No direct link.	
6	G	G	G	G	R	R	R	R		The redevelopment is proposed to be mixed use and residential use is encouraged.	

7	A	G	G	G	A	A	A	A	Include community involvement.		The changing image to a family destination should help to improve the community and reduce the crime level. The regeneration of Spanish City should help to improve the community's identity and potentially include community use of the site.
8	A	G	G	G	A	A	A	A			Could provide a greater mix of local activities for people to get involved with.
9	G	G	G	G	R	R	R	R			The policy encourages community uses for Spanish City, alongside others. The site should be reasonably accessible.
10	A	A	A	A	A	A	A	A			No direct link.
11	A	G	G	G	A	A	A	A	Include climate change adoptions that meet high standards		
12	A	G	G	G	A	A	A	A	Potential bus services that can stop near the site and link to other coastal assets and the town centre.	Need to be fully integrated with new and existing infrastructure to be useful and successful.	Would require sustainable infrastructure as well as ensuring it is connected with existing transport links.
13	R	A	A	A	A	A	A	A	Any negative should be mitigated through planning process and other policies		Increased visitor attraction could cause disturbance to protected species.
14	R	A	A	A	A	A	A	A	Include efficient waste and recycling facilities as part of the development.		
15	A	A	A	A	A	A	A	A			No direct link.

16	G	G	G	G	R	R	R	R			The regeneration of Spanish City should fulfil this aim and by achieving it should create a better sense of place for the existing community and visitors, through the proposed mixed use scheme.
17	R	A	A	A	A	A	A	A	Any negative should be mitigated through planning process and other policies		
18	A	A	A	A	A	A	A	A			No direct link.
19	R	R	A	A	A	A	A	A	Any negative impact should be mitigated through planning process and other policies		There could be an increase in noise pollution in the short term due to the development of the site. Visitors could create disturbance that affects residents and wildlife.
Conclusion		The policy would have a positive impact on the economy but potentially some impacts on the environment that could be mitigated accordingly. Not supporting the appropriate refurbishment and reuse of this important asset is not considered a reasonable alternative.									

AS8.19 Whitley Bay Town Centre Public Realm

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation			
		S	M		L	S				M	L
1	G	G	G	G	R	A	A	A	High quality public realm presents a good image that appeals to investors and visitors. This will support local business and attract new.		
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	A	A	A	A	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.	Improving the public realm would present a better image of the area that could attract investment and visitors. However, the town in itself is not a visitor attraction.	
5	A	A	A	A	A	A	A	A		No direct link.	
6	A	A	A	A	A	A	A	A		No direct link.	
7	A	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained. Ensure the public are involved in the formulation of proposals.	The existing public realm could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	Better public realm would increase civic pride and reduce crime. Good design through public realm improvements can make safer spaces that reduce crime and fear of crime. Increased civic pride borne out of area improvements could see more interested members of the public becoming involved. This could be built on by creating opportunities for public involvement in the planning process.
8	A	A	A	A	A	A	A	A		No direct link.	
9	A	A	A	A	A	A	A	A		No direct link.	

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

16	A	G	G	G	R	A	A	A	Ensure improvements are of the highest quality and sensitive to local character.	The existing public realm could be better maintained.	If developments are not carried out to a high standard and in a way that respects their surroundings, the effect here could be negative. Ensuring the very best standards of design and implementation will ensure a positive effect.
17	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place as part of any works.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		This policy aims to solve some of the issues identified at the coast. An improved appearance is seen as especially positive economically and socially, and has no significant negative effects that could not be mitigated through application of other Plan policies. It is therefore considered an appropriate approach.									

AS8.20 Coastal Evening Economy: Whitley Bay and Tynemouth

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation		
		S	M		L	S				M
1	G	G	G	G	R	R	R	R	The amount of evening establishments may be harming the vitality of other business and presenting an unwelcome image of the area. However the evening establishments themselves contribute greatly to the economy. This needs to be balanced -there is no alternative approach.	The evening establishments in Whitley Bay and Tynemouth form a very important sector of the economy for the area, along with other shops and businesses. However, all uses need to be balanced correctly to ensure sustainability.
2	G	G	G	G	R	R	R	R	The growth of evening establishments in these areas means that the job diversity and quality is being worsened. However the evening establishments themselves contribute greatly to the economy, providing jobs. This needs to be tackled and thus there is no considered alternative.	
3	G	G	G	G	A	A	A	A		Policy supports a sustainable, successful evening economy alongside

												a successful town and coast in general.
4	G	G	G	G	G	G	G	G				The evening economy already provides a key draw of tourism to these areas. However, if managed in a sustainable way, the image of these areas can improve to keep the areas as popular destinations in the night and day.
5	A	A	A	A	A	A	A	A				No direct link.
6	A	A	A	A	A	A	A	A				No direct link.
7	G	G	G	G	R	A	A	A	Encourage more participation in planning matters.	Better policing and management of establishments. Encourage more participation in planning matters.		A "drinking culture" can bring about anti-social behaviour and can also cause distress in residents. Managing the amount of evening establishments can control this. A better control on the amount of evening establishments could serve to restore some community pride and identity.
8	A	A	A	A	A	A	A	A				Alcohol consumption is a contributor to poor health. However it is not considered that controlling the number of drinking establishments here will discourage people from consuming alcohol - they will go those that already exist or go

												elsewhere.
9	A	A	A	A	A	A	A	A				An evening economy is a community facility. However, better managing the amount of establishments is not considered to effect access.
10	A	A	A	A	A	A	A	A				No direct link.
11	A	A	A	A	A	A	A	A				No direct link.
12	A	A	A	A	A	A	A	A				No direct link.
13	A	A	A	A	A	A	A	A				No direct link.
14	A	A	A	A	A	A	A	A				No direct link.
15	A	A	A	A	A	A	A	A				No direct link.
16	G	G	G	G	R	R	R	R			There is not considered an alternative other than the balance proposed as part of this policy.	Character and distinctiveness can be harmed with too many evening establishments. However, they can also bring character to an area. A balance, as proposed in this policy is considered a sustainable way forward.
17	A	A	A	A	A	A	A	A				No direct link.
18	A	A	A	A	A	A	A	A				No direct link.

19	R	A	A	A	R	R	R	R	Ensure noise mitigation is incorporated as part of developments.	Without the policy, more establishments could open and create more noise. They would need to be noise mitigated.	The evening economy can be noisy. It needs to be balanced and mitigated correctly.
Conclusion		Whilst the benefits that an evening economy can bring are appreciated, an appropriate balance of uses would ensure that the economy and social wellbeing in particular are sustained. To not manage this situation would have too much negative impact and is not a reasonable alternative.									

AS8.21 Residential Institutions in Whitley Bay

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	G	G	G	G	R	R	R	R		Pursuing a correct balance of housing types is considered the most appropriate way forward in meeting this objective. There is no alternative.	Policy supports a sustainable mix of housing types in the Whitley Bay area.
7	G	G	G	G	R	A	A	A	Encourage ways for the public to get involved in the planning process.	Activities, events and initiatives to involve the whole community can help create harmony. Encourage ways for the public to get involved in the planning process.	The transient nature of those who generally use residential institutions means there is a reduced scope for social cohesion. Ensuring a correct balance of these uses can help.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link

11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	G	G	G	G	A	A	A	A			Too many residential institutions could have an adverse impact on the character of an area.
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		The policy is seen to have a positive impact in that it aims to provide the range of housing required in the Borough whilst managing the issues that can be associated with residential institutions. With no envisaged negative impacts, an alternative would not be reasonable.									

AS8.22 Coastal Green links

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		No direct link		
3	A	A	A	A	A	A	A		No direct link		
4	G	G	G	G	R	A	A	A	Advertise the area for cycle trips- linking to the popular coast to coast cycle routes.	The existing routes could be better maintained.	High quality green links can promote cycle trips and holidays which appeals to visitors.
5	A	A	A	A	A	A	A	A			No Direct Link
6	A	A	A	A	A	A	A	A			No Direct Link
7	G	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained.	The existing routes could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	Better green links would increase civic pride and reduce crime. Good design through green link improvements can make safer spaces that reduce crime and fear of crime. Increased improvements can result in an increase in local pride which could result in more people wanting to have a say on what goes on in their area therefore increasing involvement in the planning process.

8	G	G	G	G	R	A	A	A	Promote and encourage local cycling events utilising the improved green links.	Promote existing sport and leisure facilities.	Cycle links will encourage an active lifestyle which helps fight against obesity and encourages people to adopt a healthy life style.
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A	Ensure the correct ground and surface water management is carried out during improvements.		
11	G	G	G	G	A	A	A	A			Encourages people to cycle rather than drive to the coastal areas.
12	G	G	G	G	R	R	R	R			Not implementing this policy will mean existing green links are not maintained, therefore not encouraging people to use green and sustainable modes of transportation.
13	R	A	A	A	A	A	A	A	Assessment of impacts to wildlife should be carried out and mitigation employed if necessary.		Coastal area can be sensitive to development.
14	A	G	G	G	A	A	A	A	Ensure improvements to green links incorporate recycled/reused material, and any waste that arises is recycled/reused.		

15	G	G	G	G	A	A	A	A			Policy aims to protect green infrastructure and take advantages of its function as corridors for travel.
16	A	G	G	G	A	A	A	A	Ensure improvements are of the highest quality.		
17	A	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place when improving the green links. Good mitigation can even work to decrease flood risk.		
18	A	A	A	A	A	A	A	A			No direct link
19	G	G	G	G	A	G	G	G		The existing green link could be encouraged.	Improving green links will encourage people to cycle rather than driving, reducing car use and therefore improving noise pollution.
Conclusion		<p>The policy is seen as having positive impacts. These cycle routes already exist and this policy supports their continued use and maintenance. To not do so is not considered reasonable. The coastal area is sensitive to development and increased recreational disturbance so the policy would need to be pursued carefully as to not cause adverse impact on biodiversity.</p>									

AS8.23 Coastal Transport

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	G	G	G	G	R	R	R	R	<p>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.</p> <p>Ensuring visitors can reach the coast with ease by a variety of transport is essential in securing the area's tourism success.</p> <p>Whilst this policy is concerned with better access in general, it is not specific to education/training so a neutral effect is envisaged.</p> <p>No direct link.</p> <p>No direct link.</p>
2	G	G	G	G	R	R	R	R	
3	G	G	G	G	R	R	R	R	
4	G	G	G	G	R	R	R	R	
5	A	A	A	A	A	A	A	A	
6	A	A	A	A	A	A	A	A	
7	A	A	A	A	A	A	A	A	

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

19	A	A	A	A	A	A	A	A		This policy seeks to improve pedestrian/cycle etc access but also vehicular access so there is likely a neutral effect on noise pollution.
Conclusion		The policy supports better access to the coast. This is good for visitors and locals and so has a positive effect on the economy and social wellbeing. 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.								

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

6	G	G	G	G	R	R	R	R		Housing proposed as part of this policy - no alternative.	Improved transport will help local people access new housing opportunities. Improving image will help to attract to residents to areas of low demand. Vacant sites can be used for new housing.
7	G	G	G	G	R	A	A	A	Ensure public are involved in planning process.	Make temporary improvements to derelict sites until they are developed. Ensure public are involved in planning process.	The policy supports the objective as it will reduce unattractive dereliction, encourage investment and improve quality of life for the community. Derelict sites can have negative effect local character and community identity.
8	G	G	G	G	R	A	A	A	Ensure that when derelict sites are developed they link into pedestrian links to promote walking and encourage healthy lifestyles. Ensure developer contributions for health facilities, if there is a recognised need.	Should development be proposed without the implementation of this policy, ensure that when derelict sites are developed they link into pedestrian links to promote walking and encourage healthy lifestyles. Ensure developer contributions for health facilities, if there is a recognised need.	An improved public realm may encourage walking within the local area thus encouraging healthy lifestyles. Policy supports sustainable transport options.
9	G	G	G	G	R	A	A	A		Work with nexus to improve to subsidise bus routes.	The policy supports the objective. Improved transport will allow the community to reach services and facilities

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

16	G	G	G	G	R	R	R	R			The regeneration of derelict sites and improved public realm will enhance the local environment and strengthen local distinctiveness. The policy directly supports the objective so no alternative is considered.
17	A	A	A	A	A	A	A	A			As an overall strategy, rather than specific site proposals, the policy does not impact on this objective. Ensure correct mitigation is pursued and advice followed at the pre-app and application stages.
18	G	G	G	G	R	R	R	R			Brownfield sites are earmarked for development here. This directly supports the objective. Unsure of contamination levels.
19	A	A	A	A	A	A	A	A			As an overall strategy, rather than specific site proposals, the policy does not impact on this objective. Ensure correct mitigation is pursued and advice followed at the pre-app and application stages.
Conclusion		This policy aims to tackle identified issues and build on opportunities In the North West. It has been concluded that not addressing these issues and opportunities could lead to an unsustainable future for the area. It is considered that overall the policy is seen as a sustainable way forward to which there is no alternative.									

AS8.25 North West Villages Public Realm					
	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	Ensure good quality signage and improvements that are well maintained and long lasting.	The current poor quality public realm is seen as a deterrent to investors and visitors. This has to change, and thus there is no alternative.	The improvements made may attract new businesses as people can see the area is vibrant.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R	Clear signage that is good quality and well maintained.	The current poor quality public realm is seen as a deterrent to visitors. This has to change, and thus there is no alternative.	Improving the signage may help to boost the number of visitors to attractions. Improving the street furniture may attract more people to the area as it looks more appealing. Information boards will help visitors understand.
5	G	G	G	G	A	A	A	A			Interpretation and promotion will help inform locals and visitors about the area.
6	A	A	A	A	A	A	A	A			No direct link.

7	G	G	G	G	R	R	R	R	The highest standards of public realm should be pursued. Ensure the public are involved in the formulation of proposals.	The poor quality public realm is considered to affect the quality of life for the community and thus there is no alternative to its improvement. Introduce more opportunities for the public to become involved in the planning process.	By upgrading the area, it will increase pride in the area, crime can be designed out and it will strengthen the community. The increased civic pride borne out of area improvements and identity building measures could see more interested members of the public becoming involved. This could be built on by creating opportunities for public involvement in the planning process.
8	A	A	A	A	A	A	A	A			No direct link.
9	A	A	A	A	A	A	A	A			No direct link.
10	A	A	A	A	A	A	A	A			The scale of works suggested here are unlikely to give rise to water quality issues.
11	A	A	A	A	A	A	A	A			No direct link.
12	G	G	G	G	R	R	R	R	Ensure new furniture is attractive, high quality and long lasting.		Focus on shopping and community areas - by improving the appearance people's local facilities may reduce the need for travelling further afield. Improved appearance and footfall may increase shops and facilities.
13	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure.		Public realm improvements do not necessarily impact on the ecological network. Steps could be taken to ensure a positive effect.

14	A	G	G	G	A	A	A	A	Ensure improvements incorporate recycled/reused materials, and any waste that arises is recycled/reused.		Public realm improvements do not necessarily impact on waste matters. Steps could be taken to ensure a positive effect.
15	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure		Public realm improvements do not necessarily impact on green infrastructure. Steps could be taken to ensure a positive effect.
16	R	G	G	G	R	R	R	R	Improvement and maintenance is required to ensure they remain at a high standard.	Without these improvements these areas could decline further. There is not considered an alternative.	If developments are not carried out to a high standard and in a way that respects their surroundings, the effect here could be negative. Ensuring the very best standards of design and implementation will ensure a positive effect. Sign boards are to be sensitively placed to inform people about the special heritage value of the area. Increased footfall could provide further opportunities for other improvements.
17	A	A	A	A	A	A	A	A			The scale of works suggested here are unlikely to give rise to flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		This policy aims to solve some of the issues identified in the North West of the Borough. An improved appearance is seen as especially positive economically and socially, and has no significant negative effects and so no alternative would be reasonable.									
AS8.26 Opportunity Sites in the North West Villages											

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

7	G	G	G	G	R	R	R	R	Ensure community participation opportunities are available.	The vacant sites present a major negative image of the area that will reduce civic pride. There is not considered to be any alternative solution to their redevelopment.	Reduction in vacant sites could help to reduce crime through better image and civic pride. More facilities could provide a range of activities for young people to be involved with. Reducing the gap sites should help to improve community identity as the area feels less neglected.
8	A	G	G	G	A	A	A	A	Ensure developer contributions are sought for health facilities, and developments themselves contain spaces for exercise/movement.		Development should improve the standard of space for people to walk around/exercise. More allotments at Western Terrace would help more people to gain a site and create more access to health food.
9	G	G	G	G	R	A	A	A	The policy advocates the development of community services/facilities, but through developer contributions on residential sites, more can be realised.	Improve transport provision to allow residents to reach further away facilities.	A mixed use site at the former Miners Welfare could provide more local facilities. Services may also be included in residential developments, depending on the scheme.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.

11	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve climate change.		All new development has the potential to affect climate change.
12	G	G	G	G	A	A	A	A			Creating new facilities and securing them through developer contributions would reduce the need to travel.
13	G	G	G	G	A	A	A	A	Incorporate wildlife links, etc in developments		Developing these brownfield sites reduces the need to develop green field.
14	R	G	G	G	A	A	A	A	Incorporate good recycling facilities and ensure developments use recycled materials. An increase in the number of allotments could encourage this aim e.g. compost.		All new development has the potential to create waste.
15	G	G	G	G	A	A	A	A	Incorporate wildlife links, etc in developments		Developing these brownfield sites reduces the need to develop green field.
16	G	G	G	G	R	R	R	R	Ensure highest standards of design	The vacant sites present a major negative image of the area. There is not considered to be any alternative solution to their redevelopment.	Development will improve the areas landscape. Reduction in vacant sites would help to create a better sense of place.

17	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	G	G	G	G	R	R	R	R			Policy encourages the reuse of brownfield land. As vacant sites here are being actively proposed, should help to protect green and agricultural land.
19	A	A	A	A	A	A	A	A	Development would result in noise pollution in the short - medium term - ensure mitigation to keep this to a minimum.		In general a neutral effect is envisaged considering this is a built-up area already with a degree of noise. If any noise could be caused by a development then adequate mitigation should be put in place.

Conclusion

It is considered that these vacant/derelict sites are at present creating an adverse social and economic impact in the area. Their redevelopment can only be seen as positive. To not support their redevelopment is not a reasonable alternative. All development has the potential to create environmental issues but as brownfield sites, it is expected that any impact would be minimal and could be managed through implementation of other Plan policies.

AS8.27 Sustainable Transport and Traffic Management for the North West Villages

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S				M	L
1	G	G	G	G	R	R	R	Poor access at present serve as a discouragement to	May create a more flexible work force that have better physical access to jobs.		
2	G	G	G	G	R	R	R				

3	G	G	G	G	R	R	R	R		investment and for workers to reach jobs. There is not considered an alternative to this option.	Investors in the area need to be assured that the area is accessible.
4	G	G	G	G	R	R	R	R	Needs to be well promoted.		Provide better visitor access.
5	G	G	G	G	R	R	R	R		Poor access is a discouragement for people to reach the education and training they need. There is not considered an alternative to this option.	Maintaining and improving bus, vehicular and other forms of transport could enable residents to travel for education and training opportunities.
6	A	A	A	A	A	A	A	A			No direct link.
7	A	A	A	A	A	A	A	A			No direct link.
8	G	G	G	G	A	A	A	A			Improving bridle ways, Waggonways and other traffic free travel routes may encourage more people to use them.
9	G	G	G	G	R	R	R	R		Access needs to improve in the area. There is not considered an alternative to this option.	Improving and maintaining transport should allow residents easier access to travel to facilities and services they require.
10	A	A	A	A	A	A	A	A			No direct link.
11	G	G	G	G	A	A	A	A			Will improve existing infrastructure and encourage methods of sustainable transport.
12	G	G	G	G	A	A	A	A			Policy is to encourage sustainable transport options and improve the existing infrastructure.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.

16	G	G	G	G	A	A	A	A			The Waggonways are an important element of North Tyneside's heritage. They protection is essential in maintaining that heritage.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			The policy encourages better access by all modes of transport - motorised (which could create noise) and non-motorised (generally considered to be noise-free). Therefore a neutral outcome is envisaged.
Conclusion		The support of improvements and good quality in all modes of transport is seen as vital in ensuring successful economic growth in the North West and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy. The wide positive impacts of this policy mean that an alternative would not be reasonable.									

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

3	G	G	G	G	R	R	R	R	Encouraging and assisting long term uses. Ensure good transport links so jobs would be accessible to local people.		
4	A	A	A	A	A	A	A	A			No direct link to objective.
5	A	A	A	A	A	A	A	A			No direct link objective.
6	G	G	G	G	R	R	R	R	Ensure design is of a high standard.		Provides the opportunity for new housing - that could provide scope required by objective.
7	A	G	G	G	A	G	G	G	Any potential redevelopment could include public engagement.	Any potential redevelopment could include public engagement.	The building is of iconic design and is unique to the area. Any redevelopment may not only gain interest from the local community but from those interested in heritage. It would be a good opportunity to build on this interest to enable community involvement.
8	G	G	G	G	R	R	R	R			Empty buildings do not contribute towards a safe neighbourhood.
9	G	G	G	G	A	G	G	G		Encourage community facilities and services to be housed in the buildings.	Policy encourages the use of retail, which could provide facilities for local residents.
10	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.

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

S9.1 Local Plan Implementation and Monitoring

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	Policy ensures the economic aspects of the Local Plan are implemented and monitored effectively. There is no reasonable alternative.
2	G	G	G	G	R	R	R	R	
3	G	G	G	G	R	R	R	R	
4	G	G	G	G	R	R	R	R	
5	G	G	G	G	R	R	R	R	
6	G	G	G	G	R	R	R	R	Policy ensures the social aspects of the Local Plan are implemented and monitored effectively. There is no reasonable alternative.
7	G	G	G	G	R	R	R	R	
8	G	G	G	G	R	R	R	R	
9	G	G	G	G	R	R	R	R	
10	G	G	G	G	R	R	R	R	
11	G	G	G	G	R	R	R	R	Policy ensures the environmental aspects of the Local Plan are implemented and monitored effectively. There is no reasonable alternative.
12	G	G	G	G	R	R	R	R	
13	G	G	G	G	R	R	R	R	
14	G	G	G	G	R	R	R	R	
15	G	G	G	G	R	R	R	R	



16	G	G	G	G	R	R	R	R	
17	G	G	G	G	R	R	R	R	
18	G	G	G	G	R	R	R	R	
19	G	G	G	G	R	R	R	R	
Conclusion		<p>Monitoring is an essential part of the SA process and assists in ensuring the Plan responds to changing circumstances and the effective implementation of policies over the short, medium and long term. Whilst there is no specific link to any of the SA objectives, the implementation and monitoring approach in this policy is seen as a positive approach. The alternative of not applying the policy could see the Plan being unresponsive and ineffective; this is not a reasonable alternative.</p>							

APPENDIX 6: SA OF SITES

Local Plan Reference: 2, SHLAA reference: 95, Grieves Row, Dudley			Potential land use: Use 1) Residential
Total Site Area (ha): 2.83	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and

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

SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of existing employment land for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. Initial assessment suggests that the site is viable and will be able to meet needs for affordable housing. Mitigation: Ensure planning policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of the existing employment land for residential in this area could have a positive impact to the existing community
	7b) Will the development create a quality environment in which	In part	

strong identities and high levels of participation in community activities.	to live and/or work?		but the proximity of the site to existing large industrial chemical factory has a dominating impact on the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Good access to local shops with a Post Office, library and GP all within 500m of the site and it has a bus stop less than 250m from the site. Mitigation: n/a
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes although remote from the Metro system. Whilst being some way from a town/district centre there are a good range of local services and facilities available in Dudley. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed including successful resolution of access arrangements.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.		
RAG outcome: Amber			
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Although adjacent to open space, the site is not designated as such. It is not located within the Green Belt. It is also within the 300m catchment of accessible greenspace, but it is of a low quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
Mitigation:			

	15c) Would the site afford sufficient access to existing green space?	In part	New development should provide accessible greenspace of a high standard. Ensure access is available through the site. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in the north west of the borough, in Annitsford, which has Green Belt to the west and south. Surrounding the site is housing, industrial units and open space. There are buildings from a variety of periods, all of a similar density and height. Residential on this site would not be out of keeping with the landscape providing the mitigation was followed. There are no heritage constraints on this site. 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: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen flooding problems. No known flood event on site. Mitigation:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Through development of the site an effective SUDs solution can
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		<p>solve and improve flooding issues on and down stream from the site.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whist potentially contaminated the site is currently in beneficial use. Potential increase in the levels of contamination would be mitigated against.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential risk of aircraft noise which can be mitigated through good design. Residential is considered to be a land use that couldn't create sufficient noise to be pollution.</p>
	19b) Would development avoid creation of noise pollution?	n/a	



			<p>Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors</p>
			<p>RAG outcome: Amber</p>

Local Plan Reference: 2, SHLAA reference: 95, Grieves Row, Dudley			Potential land use: Use 2) Employment
Total Site Area (ha): 2.83	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Continuation of employment uses on this site would sustain the Borough's economy. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment land use on this site directly supports the objective.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development/redevelopment of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.	
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes		Mitigation:
	8c) Would development avoid loss of existing open space?	Yes		n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Some local services nearby and open space which would provide useful to the workforce. Mitigation would need to reflect the open space designation Mitigation: Incorporation of Open Space within the site and linkages out of the site 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: Site may contain hazardous materials	
	10b) Is the site free from any known drainage constraints?	In Part		

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Petrol Interceptor RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes although remote from the

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	Metro system. Whilst being some way from a town/district centre there are a good range of local services and facilities available in Dudley. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to</p>
	14b) Can development help to minimise waste generation?	In part	

recycling and composting.			<p>neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Although adjacent to open space, the site is not designated as such. It is not located within the Green Belt. It is also within the 300m catchment of accessible greenspace, but it is of a low quality.</p> <p>Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located in the north west of the borough, in Annitsford, which has Green Belt to the west and south. Surrounding the site is housing, industrial units and open space.</p>
	16b) Would the development avoid having a significant impact	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		There are buildings from a variety of periods, all of a similar density and height. The site is currently in employment use, therefore the proposed development is already established in the local landscape. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen flooding problems. No known flood events on site. Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	Yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p>
	19b) Would development avoid creation of noise pollution?	In part	<p>Mitigation: Design and layout techniques which include noise insulation.</p> <p>RAG outcome: Amber</p>

Local Plan Reference: 3, SHLAA reference: 68, Annitsford Farm, Annitsford			Potential land use: Use 2) Employment
Total Site Area (ha): 17.54	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Employment land use in this location would positively impact on this objective. Although not in a town centre or existing employment area, the location is well-connected and could contribute positively to the economy.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment land uses would provide employment opportunities.
			Mitigation: n/a
			RAG outcome:

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Some local services nearby and open space which would provide useful to the workforce. Mitigation would need to reflect the open space designation
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Incorporation of Open Space within the site and linkages out of the site
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: There is potential for run-off from the site entering the nearby watercourses & waterbodies
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Petrol Interceptor</p> <p>RAG outcome:</p> <p>Amber</p>
	11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	<p>11a) Could development minimise and be resilient to impacts of climate change?</p> <p>11b) Could development help to minimise emissions of greenhouse gases?</p>	<p>In part</p> <p>No</p>
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is remote from the Metro</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	<p>system. Although there are small number of existing services within easy reach the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services and provision of walking and cycling links. The scale of development and number of jobs generated would necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Explore options to provide additional/re-routed bus services. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>A small part of the south east of the site is a designated Local Wildlife Site, and the remainder of the east boundary is immediately adjacent to a LWS. Residential development here could serve to disturb the LWS and compromise wildlife movement to and from it.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	

			As a large site, there could be opportunities to leave those most sensitive parts undeveloped and incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not formally designated as open space or located in the Green Belt. It is also within the 300m catchment of accessible greenspace, but it is of a low quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	In part	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site located within Annitsford in the north west of the borough. It is a greenfield site to the north east of a residential area. Whilst the site does contribute to the landscape, development in this location could be appropriate. However, the strong residential grain surrounding the site would not create the ideal setting for an employment site. There are some late 19th/early 20th century properties adjacent to the site but they are not of particular heritage significance nor do they have a special setting that would be harmed by development at this site. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: No reported flooding on site or the surrounding areas. Sandy's Letch to the north, body of water to the east which feeds into Seaton Burn. Parts of the north of the site in Flood Zone 2 and 3. Mitigation:
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Yes. Body of water has potential to be used as an attenuation pond. Also there are nearby water courses. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	n/a	Comments: Land not currently contaminated but development would not increase contamination levels. Within agricultural land however not the best and most versatile. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by aircraft noise. No increase in noise levels from development. Mitigation: Design and layout techniques which include sound insulation for
	19b) Would development avoid creation of noise pollution?	Yes	



			eligible properties and the upgrade of relevant external windows and doors
			RAG outcome: Green

Local Plan Reference: 3, SHLAA reference: 68, Annitsford Farm, Annitsford			Potential land use: Use 1) Residential
Total Site Area (ha): 17.54	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential development, whilst having some economic benefits, has no direct links to the above objectives. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of strategic greenfield site for residential use will help to deliver a wide range and mix of housing making a significant impact to to meet identified needs in this area. Initial assessment suggests that the site is viable and will be able to meet requirement for affordable housing. Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Greenfield site surrounded by residential and open space. If appropriate integration of the scheme to the existing residential areas can be achieved this could still create a quality environment in which to live. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community participation, such as access to

	people in community activities?		existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The current site is a greenfield but it is close to the established community of Annitsford/Dudley and the size of development would encourage future increase in the existing or creation of new facilities to serve the local area.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Due to the number of potential units it would be expected that there would be additional facilities or improvements to existing facilities to respond to the rise in population in the area and therefore accommodate their needs.

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: There is potential for run-off from the site entering the nearby watercourses & waterbodies
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Petrol Interceptor & establish flow paths within site
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well served by bus routes but is remote from the Metro system. Although there are small number of existing services within easy reach the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services and provision of walking and cycling links. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Explore options to provide additional/re-routed bus services. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber
13. To avoid adverse	13a) Would development avoid potential damage to designated	No	Comments:

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

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst a greenfield site, it is not formally designated as open space or located in the Green Belt. Whilst it is in the catchment to existing greenspace, it is of a low quality and value.</p> <p>Mitigation:</p> <p>As part of the development ensure good quality greenspace is provided. Consider access through the site to key areas of open space.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site located within Annitsford in the north west of the borough. It is a greenfield site to the north of a residential area. Whilst the site does contribute to the landscape, housing here would not be out of keeping with the surrounding area providing the mitigation is followed. There are some late 19th/early 20th century properties adjacent to the site but they are not of particular heritage significance nor do they have a special setting that would be harmed by development at this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Mix of Sources	Comments: Parts of the site are within FZ2&3 and vulnerable to surface water flooding. There are sequentially preferable sites. Development in areas of flood risk has the possibility to worsen flooding problems.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Mitigation: Design around FZ3 and where possible FZ2. More investigation Potential improvements to Sandy's Letch could mitigate this.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potential contamination on site. Could bring contaminated land back into use. Green field site. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	Contact contaminated land officer to find out about constraints. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by aircraft noise. No increase in noise levels from development.
	19b) Would development avoid creation of noise pollution?	n/a	



			<p>Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors.</p>
			<p>RAG outcome: Amber</p>

Local Plan Reference: 4, SHLAA reference: 333, Land west of Camperdown Industrial Estate, Killingworth Way, Killingworth **Potential land use: Use 1) Residential**

Total Site Area (ha): 8.14

Ward: Weetslade

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: As a current greenfield site, housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
			Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Viability will play a significant part in the proportion of affordable housing but initial assessment suggests that a significant proportion can be provided.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Site bordered by Killingworth Way (A1056), A189 and the East Coast Main Line. Industrial Estate to the east of the site all give the impression it would a very insular development if it was brought forward.
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation:
	7c) Will the development encourage the involvement of local	In part	The contribution to safety will depend on the degree that this is built into the design of new developments.

	people in community activities?		RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: This remote site would not be large enough to support its own facilities and would have access issues for residents to use facilities in West Moor/Killingworth/Camperdown
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Contribution to current facilities, improved public transport.
			RAG outcome: Amber
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments: Site could drain into Network Rails drainage infrastructure which in turn enters the Whitehouse Burn</p> <p>Mitigation: Suds attenuation ponds to filter surface water before it exits site</p> <p>RAG outcome: Amber</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is poorly located being remote in relation to existing services and facilities. Although there is a bus stop in close distance the access to the site is very constrained being tightly bordered by the ECML, A189 and A1056. There may be opportunity for link to Whitehouse Farm footpaths. Access, both vehicular and pedestrian, to the site is of major concern. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Potential resolution if satisfactory access to the site can be configured. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Although site is not a designated wildlife site, it does have some</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	biodiversity value, as set out by the biodiversity officer. Mitigation: Opportunity for small scale green space provision within the site to support biodiversity. RAG outcome: Amber	
	14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
		14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: Although the site is greenfield, it is not designated as open space or located within the Green Belt. It is also outside the 300m catchment of accessible greenspace. Mitigation:	
	15b) Would development avoid any impact upon areas of Green Belt?	Yes		

community.	15c) Would the site afford sufficient access to existing green space?	No	<p>The development should provide accessible greenspace of a high quality.</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located on the boundary between North Tyneside and Newcastle and provides an open view across agricultural fields. This is consistent with the rural landscape character found in the north west of the borough. To the east of the site is an industrial area whilst to the south a large new area of housing has been given consent. There are no heritage constraints on this site. Whilst the site as it is contributes to the landscape, a carefully designed housing development could also be successful here. Proposed development should follow the mitigation to ensure a negative impact does not occur.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen</p>
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	<p>flooding problems. Although no known flooding issue on site, East Coast mainline has experienced flooding problems in the past which they are/were looking to mitigate.</p> <p>Mitigation:</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	<p>Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated site is currently farmed.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Potential increase in levels of contamination would be mitigated against.</p> <p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Amber</p>

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

Local Plan Reference: 4, SHLAA reference: 333, Land west of Camperdown Industrial Estate, Killingworth Way, Killingworth **Potential land use: Use 2) Employment**

Total Site Area (ha): 8.14

Ward: Weetslade

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: New employment land in a well located area would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m. Mitigation: Ensure contributions for 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?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: Not easy to access and rather insulated development without easy access to facilities Mitigation: Contribution to current facilities, improved public transport RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site could drain into Network Rails drainage infrastructure which in turn enters the Whitehouse Burn Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is poorly located being remote in relation to existing services and facilities. Although there is a bus stop in close distance the
	12b) Is there a range of services and facilities within a	No	

options and make the best use of existing transport infrastructure.	reasonable distance?		access to the site is very constrained being tightly bordered by the ECML, A189 and A1056. There may be opportunity for link to Whitehouse Farm footpaths. Access, both vehicular and pedestrian, to the site is of major concern. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Potential resolution if satisfactory access to the site can be configured. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Although site is not a designated wildlife site, it does have some biodiversity value, as set out by the biodiversity officer.</p> <p>Mitigation:</p> <p>Opportunity for small scale green space provision within the site to support biodiversity.</p> <p>RAG outcome:</p> <p>Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Although the site is greenfield, it is not designated as open space or located within the Green Belt. It is also outside the 300m catchment of accessible greenspace.</p> <p>Mitigation:</p> <p>The development should provide accessible greenspace of a high quality.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located on the boundary between North Tyneside and</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	<p>Newcastle and provides an open view across agricultural fields. This is consistent with the rural landscape character found in the north west of the borough. To the east of the site is an industrial area whilst to the south a large new area of housing has been given consent. There are no heritage constraints on this site. Whilst the site currently contributes to the landscape, a carefully designed employment site could also be successful here and act as a continuation in the landscape from the neighbouring industrial estates at Sandy Lane and Camperdown.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>	
	17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen flooding problems. Although no known flooding issue on site, East Coast mainline has experienced flooding problems in the past which they are/were looking to mitigate.</p> <p>Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.</p>
		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	Yes		

	risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potentially contaminated land into use. Greenfield site so mitigation necessary to avoid potential increase to level of contamination. 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?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Greenfield site so employment land development could create noise pollution depending on the type of employment. Mitigation: Any development would require effective on site mitigation
	19b) Would development avoid creation of noise pollution?	In part	



			measures
			RAG outcome: Amber

Local Plan Reference: 5, SHLAA reference: 354, Harvey Combe, Station Road, Killingworth			Potential land use: Use 2) Employment
Total Site Area (ha): 11.00	Ward: Camperdown		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Current employment site that is located in close proximity to bus stops
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Site would support existing and potential jobs
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Site lies within 750m of a town centre providing a complete range of community facilities with access to a bus stop within 250m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Red
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes, which also provide a direct link to Four Lane Ends Metro, and lies within walking distance of a town centre providing a complete range of community facilities. Site is already in use for employment and transport infrastructure will be able to cope with continued use
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	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: No significant changes if the site remains as employment. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
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 already developed and does not form part of the designated open space. The site is also outside of the Green Belt. Whilst it is inside the catchment for accessing greenspace, the provision available is of a low quality and value. Mitigation: As part of the development, ensure good quality greenspace is provided. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The land is currently in employment use and the buildings on the site reflect this. The site includes the grade II* listed British Gas Research Station (Block A) including attached restaurant block to south (Block B). Listed buildings could be converted to an appropriate use. Development could occur surrounding the listed buildings with careful consideration given to the design and layout to ensure the setting of Blocks A and B is not harmed. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Mix of Sources	Development in areas of flood risk has the possibility to worsen flooding problems.
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use as an existing employment site. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Statutory requirements and licenses gained.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially increase in noise levels that would need appropriate mitigation.
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 5, SHLAA reference: 354, Harvey Combe, Station Road, Killingworth			Potential land use: Use 1) Residential
Total Site Area (ha): 11.00	Ward: Camperdown		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

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

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Residential development will provide a range of new homes to help satisfy both market and affordable demand dependent upon implementation of policy. Current assessment suggests that the viability of development is questionable.</p> <p>Mitigation:</p> <p>Implementation of policy to impact upon design, affordable mix and tenures. Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>Current use is not detrimental to local environment and in isolation residential development may not integrate with the surrounding community.</p>
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Site requires appropriate measures to ensure accessibility and linkages to Killingworth town centre
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation: Ensure contributions for healthcare facilities.
	8c) Would development avoid loss of existing open space?	Yes	RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Site lies within 750m of a town centre providing a complete range of community facilities with access to a bus stop within 250m.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Improve linkages to the town centre.
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes, which also provide a direct link to Four Lane Ends Metro, and lies within walking distance of a town centre providing a complete range of community facilities. Potential scale of development means that impacts on existing infrastructure would have to be assessed further.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.		
			RAG outcome: Green
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is already developed and does not form part of the designated open space. The site is also outside of the Green Belt. Whilst it is inside the catchment for accessing greenspace, the provision available is of a low quality and value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
Mitigation:			

	15c) Would the site afford sufficient access to existing green space?	In part	As part of the development, ensure good quality greenspace is provided. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is part of Station Road Industrial Estate. These buildings tend to be large in size and low in height. The site includes the grade II* listed British Gas Research Station (Block A) including attached restaurant block to south (Block B). Listed buildings could be converted to an appropriate use. Development could occur surrounding the listed buildings with careful consideration given to the design and layout to ensure the setting of Blocks A and B is not harmed. 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: Development in areas of flood risk has the possibility to worsen flooding problems.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	

			<p>Mitigation:</p> <p>Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.</p> <p>RAG outcome:</p> <p>Red</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in beneficial use as an existing employment site. However, residential development may require remediation to remove the potential contamination. Overall the impact is positive.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>The potential impacts from ECML and adjacent industrial estates</p>

	19b) Would development avoid creation of noise pollution?	n/a	<p>would impact on residential development</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Amber</p>
--	---	-----	--

Local Plan Reference: 6, SHLAA reference: 278, Stephenson Industrial Estate West, Killingworth Potential land use: Use 2) Employment

Total Site Area (ha): 7.30	Ward: Camperdown	

ECONOMIC

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

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Site lies within 750m to 1km of a town centre providing a complete range of community facilities with access to a bus stop within 250m. Mitigation: Increase linkages to the town centre so that access is not prohibitive. RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes whilst remote from the Metro system good links are in place. Site lies within reasonable walking distance of a limited number of services and facilities
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		with Killingworth town centre around 1km away. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: No significant changes if the site remains as employment.</p> <p>Mitigation: No applicable.</p>
	14b) Can development help to minimise waste generation?	n/a	

composting.			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is currently brownfield land and is out side of the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Connections through the site should also be considered. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site forms part of Stephenson Industrial Estate, where there are a variety of units, generally one or two stories high. Although industrial, it has green boundary treatments like the surrounding area. The site includes two known, non-designated Ryder and Yates buildings and their associated landscaping. Also the non-designated, turn of the century, The Station public house is to the north of the site. Ideally the buildings would be retained and converted, with sensitive landscaping. Providing new development is of a similar height and density it should not have a negative impact on the landscape or heritage assets.
	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: Very small percentage of the site vulnerable to surface water flooding. Site is previously developed land so development of a different use is unlikely to worsen situation.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most 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

			<p>results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however the surrounding land use is made up of an industrial estate.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 6, SHLAA reference: 278, Stephenson Industrial Estate West, Killingworth			Potential land use: Use 1) Residential
Total Site Area (ha): 7.30	Ward: Camperdown		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

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

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Development of existing employment land for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>Currently employment site surrounded by other employment uses and the East Coast Main Line. Access to Killingworth Lake to the north.</p>
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation:
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: In an existing employment area next to an industrial estate and not close to many local facilities but Killingworth town centre is within 1km and there is a Post Office and primary school within 500m of the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome:

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

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well located for existing bus routes whilst remote from the Metro system good links are in place. Site lies within reasonable walking distance of a limited number of services and facilities with Killingworth town centre around 1km away. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	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. Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.		
RAG outcome: Amber			
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is currently brownfield land and is out side of the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	Mitigation: Connections through the site should also be considered.		
15c) Would the site afford sufficient access to existing green	Yes		

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site forms part of Stephenson Industrial Estate, where there are a variety of units, generally one or two stories high. Although industrial, it has green boundary treatments like the surrounding area. The site includes two known, non-designated Ryder and Yates buildings and their associated landscaping. Also the non-designated, turn of the century, The Station public house is to the north of the site. Ideally the buildings would be retained and converted, with sensitive landscaping. The site is in close proximity to established residential areas, therefore this type of development would not be out of context in the landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Very small percentage of the site vulnerable to surface water flooding. Site is previously developed land so development of a different use is unlikely to worsen situation. Mitigation:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Residential development would not increase contamination.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise pollution. Residential development could be affected by industrial estate and rail line.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective on site mitigation



			measures.
			RAG outcome: Amber

Local Plan Reference: 7, SHLAA reference: 277, Stephenson Industrial Estate East, Killingworth			Potential land use: Use 2) Employment
Total Site Area (ha): 5.42	Ward: Camperdown		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Current employment site that is located in close proximity to bus stops. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Site would support existing and potential jobs
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Use as employment land supports the economy and employment levels, and is situated in an area with some employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	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
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality	In part	

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Site lies within 750m of a town centre providing a complete range of community facilities with access to a bus stop within 250m. Mitigation: Increase linkages to the town centre so that access is not prohibitive. RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes, whilst remote from the
	12b) Is there a range of services and facilities within a	Yes	Metro system good links are in place. Site lies within reasonable walking distance of Killingworth town centre which offers a full

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

composting.			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This brownfield site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the Stephenson Industrial Estate where there are a variety of units, generally one or two stories high. The site has a locally registered Ryder and Yates building located on it as well as being in the setting of the non-designated Ryder and Yates Office. The former Lions Brush Works building could be reused as part of a scheme, but space would need to be retained around it so the design could be appreciated. The setting of the former Ryder and Yates offices would need to be carefully considered to prevent the building from being swamped. Development that presents a more cohesive design has the potential to improve the current view presented to passers by.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: Very small percentage of the site vulnerable to surface water flooding. Site is previously developed land so development of a different use is unlikely to worsen situation.</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is currently in beneficial use.</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</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however this site is already within a working industrial estate.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 7, SHLAA reference: 277, Stephenson Industrial Estate East, Killingworth			Potential land use: Use 1) Residential
Total Site Area (ha): 5.42	Ward: Camperdown		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a RAG outcome: Amber
	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 Borough's tourism. Mitigation: n/a RAG outcome: Not Applicable
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Development of existing employment land for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>Current Industrial Estate surrounded by other industrial units.</p> <p>The site does have close access to Killingworth Lake to the north and there is residential on the south side over the East Coast</p>
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		Main line but it doesn't give the impression of an area to cre
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close to Killingworth town centre and a good bus service but not near a Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes, whilst remote from the Metro system good links are in place. Site lies within reasonable walking distance of Killingworth town centre which offers a full range of facilities. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This brownfield site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the Stephenson Industrial Estate where there are a variety of units, generally one or two stories high. The site has a locally registered Ryder and Yates building located on it as well as being in the setting of the non-designated Ryder and Yates Office. The former Lions Brush Works building could be reused as part of a scheme, but space would need to be retained around it so the design could be appreciated. The setting of the former Ryder and Yates offices would need to be carefully considered to prevent the building from being swamped.. In close proximity are established residential areas, therefore this type of development would not be out of context with the surrounding landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Very small percentage of the site vulnerable to surface water flooding. Site is previously developed land so development of a
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	different use is unlikely to worsen situation.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.
			Mitigation: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by noise from industrial estate and



	19b) Would development avoid creation of noise pollution?	n/a	rail line. No increase in noise levels from residential development.
			Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Amber

Local Plan Reference: 8, SHLAA reference: 56, West Moor, Benton Lane, West Moor			Potential land use: Use 1) Residential
Total Site Area (ha): 2.55	Ward: Longbenton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: This site is allocated as employment land in the UDP. However, as a current greenfield site that is disconnected to nearby employment land, housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site viability will impact on the amount of affordable housing delivered but initial assessment suggests that a significant proportion can be provided. Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Although a greenfield site this site is surrounded by residential development and is adjacent to a community centre with sports pitches and play facilities. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Amber
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is adjacent to a community centre with sports pitches and play facilities. There is also nearby shops at the west end of Great Lime Road.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		The site is well served by bus routes which also provide good links to Four Lane Ends Metro station. There are a limited number of services in the immediate vicinity but Killingworth town centre is reasonably close and easily accessible by bus. Scale of possible development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189 and addressing access to the site.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed including successful resolution of access arrangements.
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not protected but is in between the SLCI at West Moor Meadow and Gosforth Park.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	Mitigation: Opportunity for small scale green space provision within the site to encourage biodiversity and retain any links that may exist.
			RAG outcome: Amber

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst a greenfield site, it is not designated as open space and is located outside of the Green Belt. It does adjoin an area of designated open space. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This is a greenfield site adjacent to the boundary with Newcastle.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	It does contribute to the small green approach into the borough, but residential development to the north and east is visible. Low scale housing could be appropriate in this case, as found in the surrounding area. There are no heritage constraints on this site.
			Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	Surface Water	The site, and surrounding area, is identified as vulnerable to surface water flooding and in an area of known historic flooding.
	17b) Is the site free from historic recorded flood events?	Yes	Potential to mitigate some of the surface water impacting on highway.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Mitigation: A SUDs scheme would need to alleviate flooding issues. Also to work with other NWL projects in the area. Development could also avoid the southern half of the site which is identified as flooding area. Site has potential to mitigate possibility of flooding

			<p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	n/a	<p>Comments: Would not bring contaminated land back into use but would help to avoid the loss of the areas best and most versatile agricultural land.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome: Amber</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	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potentially could be affected by noise from industrial estate and road traffic. No increase in noise levels from residential development.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 8, SHLAA reference: 56, West Moor, Benton Lane, West Moor			Potential land use: Use 2) Employment
Total Site Area (ha): 2.55	Ward: Longbenton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this existing employment land, in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	<p>Comments:</p> <p>There are some local shops in close vicinity of the site but it further than a km to the nearest centre. Close access to bus stops and main highway network is a positive.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Amber</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p>
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of	In Part	Suds attenuation ponds to filter surface water before it exits site

	any watercourse or water body?		RAG outcome: Red
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: The site is well served by bus routes which also provide good links to Four Lane Ends Metro station. There are a limited number of services in the immediate vicinity with Killingworth
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		town centre reasonably close and accessible by bus. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure including impacts on A188/A189 and addressing access to the site.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed including successful resolution of access arrangements.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not protected but is in between the SLCI at West Moor Meadow and Gosforth Park.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	<p>Mitigation:</p> <p>Opportunity for small scale green space provision within the site to encourage biodiversity and retain any links that may exist.</p> <p>RAG outcome:</p> <p>Amber</p>
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net</p>
	14b) Can development help to minimise waste generation?	No	

<p>encouraging re-use, recycling and composting.</p>			<p>impact on waste generation from the site will increase</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p> <p>15b) Would development avoid any impact upon areas of Green Belt?</p> <p>15c) Would the site afford sufficient access to existing green space?</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Comments: Whilst a greenfield site, it is not designated as open space and is located outside of the Green Belt. It does adjoin an area of designated open space. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>This is a greenfield site adjacent to the boundary with Newcastle. It does contribute to the small green approach into the borough; but there are visible residential development to the north and east, and office blocks to the south. Low scale office development, or similar, that is well designed for this prominent site could be appropriate in this case, as found in the surrounding area. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site, and surrounding area, is identified as vulnerable to surface water flooding and in an area of known historic flooding. Potential to mitigate some of the surface water impacting on the local highway network.</p> <p>Mitigation:</p> <p>A SUDs scheme would need to eliviate flooding issues. Also to work with other NWL projects in the area. Development could also avoid the southern half of the site which is identified as flooding area. Site has potential to mitigate possibility of flooding</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	

			<p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Greenfield site so mitigation required to ensure no increase in contamination.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome:</p> <p>Green</p>
	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?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Surrounding area is made up of highways and residential so development would n</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 13, SHLAA reference: 307, Site at Station Road, Forest Hall			Potential land use: Use 1) Residential
Total Site Area (ha): 0.62	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. 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 links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site is in area of high demand and has potential to make a good contribution towards affordable housing provision.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The school site offers a community facility and friendly environment for the area. It is surrounded by residential properties and a church. The development of residential on the site would could create a quality environment to live and with mitigation it
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Forest Hall and local facilities via foot, bus or Metro.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	Yes	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Petrol Interceptor RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Excellent access to public transport network, both bus and Metro, with a full range of local facilities and services in the immediate vicinity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			RAG outcome: Green

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

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is within the leafy suburb of Benton and has many dwellings which characterise this early suburban development. Sensitively designed development could improve the setting of this asset and complement the surrounding landscape. Located on this site is the non-designated Hampeth Lodge which dates from 1900. The site is also in the setting of the Benton Conservation Area, from where Hampeth Lodge can be seen. A substantial negative impact would occur if this building and its hedges were lost, however a substantial positive impact would occur if the boxy buildings on the site were removed.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. Nearby to one culverted (Longbenton Letch) watercourse.</p> <p>Mitigation:</p> <p>A SuDS scheme would need to alleviate flooding issues.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so 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?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	Comments: Next to B1317. Residential development would not increase noise levels. Mitigation: A noise survey would need to be submitted. Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 13, SHLAA reference: 307, Site at Station Road, Forest Hall			Potential land use: Use 2) Employment
Total Site Area (ha): 0.62	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site has close access to Forest Hall and other local shops nearby that would help meet the needs of the those employed on the site and with excellent access to both bus and Metro
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of	In Part	Petrol Interceptor

	any watercourse or water body?		RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Excellent access to public transport network, both bus and Metro, with a full range of local facilities and services in the immediate vicinity. The limited scale of development and
	12b) Is there a range of services and facilities within a	Yes	

best use of existing transport infrastructure.	reasonable distance?		potential number of jobs generated would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p>
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated open space or located in the Green Belt. Whilst the site is within the catchment for accessing existing green space, it is of a low quality.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	<p>Mitigation:</p> <p>Development should provide existing greenspace of a high quality.</p>
	15c) Would the site afford sufficient access to existing green space?	In part	<p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is within the leafy suburb of Benton and has many dwellings which characterise this early suburban development. It is considered that the strong residential grain surrounding the site would not create the ideal setting for an employment site.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	<p>Located on this site is the non-designated Hampeth Lodge which</p>

maintaining and strengthening local distinctiveness and sense of place.			<p>dates from 1900. The site is also in the setting of the Benton Conservation Area, from where Hampeth Lodge can be seen, although it is surrounded by modern buildings. Whilst development could improve the setting of the asset, it may be more difficult to achieve a design that is coherent with the landscape when creating a scheme for employment use.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. Nearby to one culverted (Longbenton Letch) watercourse.</p> <p>Mitigation: A SUDs scheme would need to alleviate flooding issues.</p> <p>RAG outcome: Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is currently in beneficial use.</p>
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		Mitigation: A sensitive end use is required. RAG outcome: Green
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment developed. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 13, SHLAA reference: 307, Site at Station Road, Forest Hall			Potential land use: Use 3) Retail
Total Site Area (ha): 0.62	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site would provide employment in this area. Whilst within the catchment of Forest Hall, it is somewhat detached from it and retail use here could serve to harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses will probably not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: With the site so close to the existing district centre of Forest Hall this site has the potential to be an edge of centre site and bringing it forward for retail development could not only add to the existing offer at Forest Hall creating a greater or new Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Petrol Interceptor RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Excellent access to public transport network, both bus and Metro, with a full range of local facilities and services in the immediate vicinity. The limited scale of development and potential number of jobs generated would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Parking provision would need to satisfactory resolution.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

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

	space?		quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is within the leafy suburb of Benton and has many dwellings which characterise this early suburban development. It is considered that the strong residential grain surrounding the site would not create the ideal setting for a retail development on the site. A non-designated heritage asset, Hampeth Lodge which dates from 1900, is also located on the site. It is easily visible from the neighbouring Conservation Area, but is surrounded by modern buildings. Whist development could improve the setting of the asset, it may be more difficult to achieve a design that is coherent with the landscape when creating a retail development.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	historic flooding. Nearby to one culverted (Longbenton Letch) watercourse.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	A SuDS scheme would need to alleviate flooding issues.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution
	19b) Would development avoid creation of noise pollution?	In part	in different ways. Noise pollution may or may not increase depending on the type of employment developed.



			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 14, SHLAA reference: 298, Land to the rear of Midhurst Road, Benton			Potential land use: Use 2) Open Space, Leisure, Recreation (allotments)
Total Site Area (ha): 1.82	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant links to the above objective.
			Mitigation: n/a
			RAG outcome: Not Applicable

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

	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of site for community open space or allotments will not make any impact on the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	Yes	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Built sports facilities are within a suitable catchment. Using the site for open space will have a positive impact as it will further contribute to providing recreation areas. Mitigation: Ensure new open space is well established and maintained. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Maintaining this site in a use that it is designated for with excellent access to the Metro station and bus stops make it a positive score. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: No development therefore no change in current situation. Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome:
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

			Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: If the site was re-used as allotments it would have no impact on climate change.</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: Not Applicable</p>
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Excellent access to both the local bus network and Metro system with a good range of services and facilities within reasonable distance. Use of the site as open space will not have any significant impact upon existing transport infrastructure however satisfactory pedestrian access will need to be provided.</p> <p>Mitigation: Provision of satisfactory pedestrian access to the site.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to	Yes	

	accommodate growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology. 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: If reused for allotments then composting onsite would help to reduce waste, however, as the site is not in use the net impact on waste generation from the site will increase. Mitigation: Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste . RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	No	Comments: The majority of this site is designated as open space for use as allotments. The site is not located within the Green Belt. Whilst it is within the catchment for access to existing open space, it is of a low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	In part	<p>Mitigation:</p> <p>Development on this site would require replacement land to become available for allotments, within the same area of the borough. The scheme should also include high quality accessible greenspace.</p> <p>RAG outcome:</p> <p>Amber</p>
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	<p>16a) Does the development help to protect, conserve or enhance heritage assets?</p> <p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p> <p>In part</p>
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	<p>Comments:</p>

to people and property.	If no, which type?	Surface Water	Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding close to Longbenton Letch. Mitigation: A SuDS scheme would need to alliviate flooding issues. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so 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 contruction must take account of any results from site investigation. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Open space, leisure and recreation not considered to be affected by noise pollution and would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	Yes	



			Mitigation: N/A
			RAG outcome: Green

Local Plan Reference: 14, SHLAA reference: 298, Land to the rear of Midhurst Road, Benton			Potential land use: Use 1) Residential
Total Site Area (ha): 1.82	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. 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
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site is in area of high demand and has potential to make a good contribution towards affordable housing provision.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This area is largely unmanaged and not attractive. It could be considered likely to attract anti-social behaviour but recent public interest in the site has shown that it holds some amenity value to local residents. For that reason it scores 'in part' for
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open

	people in community activities?		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: This site is designated as open space and is used by residents, therefore the development of this site would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	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 the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close access to Forest Hall and a range of community facilities with bus and Metro stops within 500m
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Excellent access to both the local bus network and Metro system with a good range of services and facilities within reasonable distance. The potential scale of development and nature of the site means that impacts of development on existing infrastructure would have to be assessed. Satisfactory access arrangements would also have to be arranged given current constraints and concerns.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Critical to this is resolution of access issues.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Development here would remove a green site that may have some biodiversity value. However, it is not a designated site and the potential development site does not take in some surrounding green areas so does not completely fragment the</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

protected species.			habitat.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The majority of this site is designated as open space for use as allotments. The site is not located within the Green Belt. Whilst it is within the catchment for access to existing open space, it is of a low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

	15c) Would the site afford sufficient access to existing green space?	In part	Development on this site would require replacement land to become available for allotments, within the same area of the borough. The scheme should also include high quality accessible greenspace. RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the green setting found in the Benton Conservation Area. Existing development is inward facing, therefore the loss of this part of the conservation area's setting could be minor and the impact on the landscape neutral. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding close to Longbenton Letch. Mitigation: Yes, with suitable SuDS system.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Currently used as allotments which provide a small scale form of agricultural use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Rail lines on all boundaries create potential noise pollution risks.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise levels.
			Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: 17, SHLAA reference: 71, Station Road (West), Station Road, Wallsend			Potential land use: Use 1) Residential
Total Site Area (ha): 24.90	Ward: Northumberland		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. 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
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development has the potential to make a significant contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Strategic site that will deliver a large number of new homes including a good proportion of affordable homes to meet identified needs. Mitigation: Effective use of planning policies to ensure adequate provision of accompanying land uses to support residential development. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a greenfield and surrounded by other fields and the Procotor and Gamble site ot the north. There is residential to the south but with a green buffer beind the existng properties the site feels quite seperate but with the site being
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Currently not accessible to a range of local facilities but the size of the development allows the opportunity for some the incorporation of some new facilities to serve the area. Site is well served by bus and the Metro is within a kilometre
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Current local facilities are all over 1km away (with the exception of a GP) therefore the incorporation of new local facilities as part of the development would meet future needs of residents.
			RAG outcome:

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

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well served by bus routes but is remote from the Metro system. There are a limited number of existing services within easy reach and the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed, principally the A186 and A191. However work as part of potential delivery of Station Rd East (site 18) may have positive benefits for this adjacent site.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.</p> <p>RAG outcome: Amber</p>

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

			<p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Much of this site forms the setting of a Grade II listed farm complex and neighbouring non-designated cottages. The view from the A191 provides an unspoilt view to a fine collection of farm buildings. To the west of the site is an employment area that detracts from the asstes, which a sensitive residential development could improve. It is considered that development of the full site would affect the character of the landscape in this location. A sensitive residential scheme that responds appropriately to the landscape could be appropriate.</p> <p>Mitigation: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

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

			results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from industrial estate and road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Amber

Local Plan Reference: 17, SHLAA reference: 71, Station Road (West), Station Road, Wallsend			Potential land use: Use 3) Employment
Total Site Area (ha): 24.90	Ward: Northumberland		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make a positive contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a greenfield and surrounded by other fields and the Procotor and Gamble site ot the north. There is residential to the south but with a green buffer beind the existng properties the site feels quite seperate but with the site being
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Large Asda Superstore within 750m of the site and some other retail facilities within 750m but not a designated centre that would serve the greater range of needs of those employed on the site. Close access to bus stops on a main road.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Diversion of sewers & SUDs</p> <p>RAG outcome:</p> <p>Amber</p>
	11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	<p>11a) Could development minimise and be resilient to impacts of climate change?</p> <p>11b) Could development help to minimise emissions of greenhouse gases?</p>	<p>In part</p> <p>No</p>
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is remote from the Metro</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	<p>system. There are a limited number of existing services within easy reach and the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure, principally the A186 and A191. However work as part of potential delivery of Station Rd East (site 18) may have positive benefits for this adjacent site.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it immediately near one.</p>
	13b) Would development avoid fragmentation of habitats	No	<p>However it does have some biodiversity value, as set out by the biodiversity officer and it does represent a large area of green</p>

wildlife sites and protected species.	and/or landscapes?		space in the borough, whose loss is likely to represent a fragmentation of habitat and ecological landscape.
			Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is largely greenfield, the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Whilst there are no heritage assets on site, it is in the setting of the Grade II listed East Benton Farm and the non-designated East Benton Cottages. From the A191, significant characteristics of the farm can be seen and the site provides part of this setting. It is therefore considered that development would have a substantial negative impact on the farmhouse, and a minor impact on the cottages. Potential mitigation would include the sensitive location and design of houses that respect the immediate setting of the assets. The existing hedgerows should be retained and incorporated to reflect the field pattern.. The view from the A191 provides an unspoilt view to this fine collection of farm buildings. To the west of the site is a small employment area that detracts from the asstes, which appropriate development could improve.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Although there is little historic flooding on site and little identified flood risk, there is potential to increase flooding elsewhere through development. This could be avoided through site design and mitigation.</p> <p>Mitigation:</p> <p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Greenfield site so mitigation needed to avoid increase in levels of contamination.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			<p>results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 17, SHLAA reference: 71, Station Road (West), Station Road, Wallsend			Potential land use: Use 2) Residential and Retail (small scale)
Total Site Area (ha): 24.90	Ward: Northumberland		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The retail element of this proposal represents an opportunity to positively contribute to the area's economy, but would be small in scale and would not create a significant impact. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry and retail element of the proposal.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Retail element would support economic boost/jobs but would not be significant in scale. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism 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
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a significant contribution towards the overall housing need of the borough. Strategic site that will deliver a large number of new homes including a good proportion of affordable homes to meet identified needs. Mitigation: Effective use of planning policies to ensure adequate provision of accompanying land uses to support residential development. 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	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a greenfield and surrounded by other fields and the Procotor and Gamble site ot the north. There is residential to the south but with a green buffer beind the existng properties the site feels quite seperate but with the site being Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities for new residents, but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Currently not accessible to a range of local facilities but the size of the development allows the opportunity for some retail development to serve the area. Site is well served by bus and the Metro is within a kilometre Mitigation: Current local facilities are all over 1km away (with the exception
	9b) Is the site easily accessible and well served by public transport?	Yes	

			of a GP) therefore the incorporation of new local facilities as part of the development would be meet the future needs of the development.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Some drainage issues and no obvious watercourse to drain to.
	10b) Is the site free from any known drainage constraints?	In Part	However, no contamination issues to any watercourses
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	Mitigation: Diversion of sewers & SUDs
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well served by bus routes but is remote from the Metro system. There are a limited number of existing services within easy reach and the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure, principally the A186 and A191. However work as part of potential delivery of Station Rd East (site 18) may have positive benefits for this adjacent site.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure</p>

			<p>appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Site is not a protected wildlife site nor is it immediately near one. However it does have some biodiversity value, as set out by the biodiversity officer and it does represent a large area of green space in the borough, whose loss is likely to represent a fragmentation of habitat and ecological landscape.</p> <p>Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.</p> <p>RAG outcome: Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is largely greenfield, the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good</p>
	14b) Can development help to minimise waste generation?	No	

			design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Whilst there are no heritage assets on site, it is in the setting of the Grade II listed East Benton Farm and the non-designated East Benton Cottages. From the A191, significant characteristics of the farm can be seen and the site provides part of this setting. It is therefore considered that development would have a substantial negative impact on the farmhouse, and a minor impact on the cottages. Potential mitigation would include the sensitive location and design of houses that respect the immediate setting
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			<p>of the assets. The existing hedgerows should be retained and incorporated to reflect the field pattern. The view from the A191 provides an unspoilt view to a fine collection of farm buildings. To the west of the site is an employment area that detracts from the asstes, which a sensitive development could improve. The redevelopment of the whole site would have a major impact on the landscape in this area. A sensitive residential scheme, with a small intergrated retail provision, that responds appropriately to the landscape could be appropriate.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Although there is little historic flooding on site and little identified flood risk, there is potential to increase flooding elsewhere through development. This could be avoided through site design and mitigation.</p> <p>Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	In part	

	risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potential contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from industrial estate and road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: A noise survey would need to be submitted prior to planning application being submitted. Air quality assessment required
			RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: 21, SHLAA reference: 366, Devonshire Drive, Whitley Road, Holystone		Potential land use: Use 1) Residential	
Total Site Area (ha): 1.69	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a RAG outcome: Amber
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Initial viability assessment suggests that there is potential to provide a good proportion of affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation: Ensure policies are applied to provide high quality design and affordable housing.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently the site is split - half is well maintained open space and the other half is industrial use. A successfully mitigated scheme could bring about an improved environment for part of the site but it would be located adjacent to a industrial area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

participation in community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Amber</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities and establishment of usable green space.</p> <p>RAG outcome:</p> <p>Amber</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In part	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Not closely accessible to community facilities except a primary school but close access to a bus stop. Northumberland District Centre is within 750m-1km from the site.</p> <p>Mitigation:</p> <p>n/a</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

their needs.			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Existing balancing pond to the north of the metroline potentially site can incorporated into this SuDs system
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as some of this site is currently in active use, it is likely that the net impact on greenhouse gas emissions will be low.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy

			generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for bus routes and, although adjacent to the Metro line, the site remains some distance from Palmersville or Benton. Services and facilities in the immediate vicinity are minimal. However the scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Access arrangements are somewhat constrained although can most likely be overcome.
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
			Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Amber
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. Although in

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As half of the site is developed, the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	No	Comments: The majority of this site is designated open space. It is not within the Green Belt and it is within the 300m catchment of
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Open space will need to be provided within the same area of the borough. Ensure access through the site.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in between the residential area of Holystone and a medium sized industrial estate. There are no heritage constraints on this site. A housing development here could be seen as an extension to the existing residential area and, providing the mitigation is followed, would have a neutral impact on the landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	Surface Water	The site is prone to surface water flooding. There are known flooding issues along Devonshire Drive (Capita/NTC has recently implented a flood alleviation scheme along the highway).
	17b) Is the site free from historic recorded flood events?	No	Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Implementation of SuDs RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potential contamination on site. Part of the site is in current active use whilst other is made up of green space.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential risk of noise pollution from industrial estate. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted. RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: 21, SHLAA reference: 366, Devonshire Drive, Whitley Road, Holystone		Potential land use: Use 2) Employment	
Total Site Area (ha): 1.69	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently the site is split - half is well maintained open space and the other half is industrial use. A successfully mitigated scheme could bring about an improved environment for part of the site but it would be located adjacent to a industrial area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment.</p> <p>Mitigation:</p> <p>Ensure contributions for establishment of usable green space.</p> <p>RAG outcome:</p> <p>Amber</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In part	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Site incorporates a large section of designated open space which if well desgned could create a very positive working environment which also benefits from close access to a primary school and a large Asda superstore. It does have access to bus stops on the</p> <p>Mitigation:</p> <p>Ensure quality open space is provided on the site and linkages to the surrounding area.</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Retaining existing use will have little to no effect on existing quality of ground and surface water. However, development of open space to the rear of the site could impact on water quality Mitigation: Retrofitting of SUDs
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	RAG outcome: Red
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as some of this site is currently in active use, it is likely that the net impact on greenhouse gas emissions will be low. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well located for bus routes and, although adjacent to the Metro line, the site remains some distance from Palmersville or Benton. Services and facilities in the immediate vicinity are minimal. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p> <p>Mitigation: With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
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:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As half of the site is developed, the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>A large area of this site is designated open space. This site is not within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>Open space will need to be provided within the same area of the borough. Ensure access through the site.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located in between the residential area of Holystone and a medium sized industrial estate. The western side of the site forms part of the industrial estate, whilst the eastern section is open space. To retain the western section in employment use would have a neutral impact on the landscape. Further units on the remaining area would form a continuation of this part of the landscape. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site is prone to surface water flooding. There are known flooding issues along Devonshire Drive (Capita/NTC has recently implented a flood alleviation scheme along the highway).</p> <p>Mitigation:</p> <p>Implementation of SuDs</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Potentially contaminated but site is partially in beneficial use and</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	partially greenfield.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Amber</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p>
	19b) Would development avoid creation of noise pollution?	In part	<p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>

LP Ref: 22 to 26, SHLAA Ref: 74 Killingworth Moor Strategic Site			Potential Use 1) Residential and employment
Total Site Area (ha): 190	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments:</p> <p>The additional population in the area related to any new housing is likely to protect and enhance the vitality and viability of existing employment areas and town centres/community hubs. A key objective of the strategic concept planning process has been to locate development and increase connectivity and access with existing areas and facilities, so that these are supported rather than undermined by the delivery of new facilities.</p> <p>The concept plans include for an appropriate amount of employment land; industrial units and business/office space to meet likely need and to complement rather than undermine existing employment facilities. The plans also include an appropriate mix of development, including housing, community facilities and schools, to meet the needs of the new population and to help redress under-provision in existing settlements. These community facilities will also create additional employment opportunities, especially for local people.</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support	In	<p>Mitigation:</p> <p>Ensure that connectivity and transport links as set out in concept plan are delivered.</p>

	economic development in areas that are easily accessible by sustainable transport?	part	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: The preparation of the concept plan has taken into account the phasing and timescales of development delivery throughout the plan period. This ability to phase delivery is intended to ensure that areas of parallel housing development can take place (providing opportunities for construction employment) and the community facilities and employment accommodation will be triggered by the growth in population and the delivery of infrastructure (providing long term employment).
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area, which in part currently suffers from employment deprivation. Many of the jobs generated by the new development will be appropriate for local people, especially construction jobs and jobs within the community facilities and
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	

Borough, particularly in the socially deprived areas.			schools. Improvements to pedestrian and cyclist connectivity, throughout the site itself and with the wider areas will make these jobs more attractive and accessible to local people. A new Metro station would increase accessibility to new and existing jobs for new and existing population.
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	In part	Mitigation: Ensure that connectivity and transport links as set out in concept plan are delivered.
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation:
			n/a
			RAG outcome: Not Applicable
5. To improve	5a) Is there spare capacity at nearby	In	Comments:

access to a wide range of education and training opportunities.	primary and secondary schools to accommodate anticipated growth?	part	<p>The concept plan has indicated appropriate sites for a new secondary and primary school, of a size and location which will be appropriate to address the needs of new residents and to take account of the under/over-capacity in existing schools.</p> <p>Improved connectivity for pedestrian, cyclists and by public transport (following delivery of these) will make the training/skills development opportunities more accessible to the wider local community.</p> <p>Access to existing educational facilities will be improved through new pedestrian/cycle connections and enhanced public transport routes/services.</p> <p>Mitigation:</p> <p>Ensure that connectivity and transport links as set out in concept plan are delivered.</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	Yes	
	5d) Is there ease of access to existing educational facilities?	In part	
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough. Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.</p> <p>Mitigation:</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

homes.			<p>Effective use of planning policies to ensure adequate supporting infrastructure and facilities.</p> <p>RAG outcome: Green</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments:</p> <p>Many existing public routes, areas of open space etc., currently have very low levels of natural surveillance or natural policing, which are likely to result in a fear of crime or actual crime. The concept plan has been developed to increase the natural surveillance of pedestrian/cycle routes and public open space, both within the site itself and between the site and wider settlements, which should reduce actual crime/fear of crime and anti-social behaviour.</p> <p>A key objective of the strategic masterplanning and the development of the concept plan has been to create a unique, high quality 'place', which is made up of a range of varied and distinctive character areas. These harness and 'exploit' the green and natural environments to create highly attractive places where people will choose to live and work.</p> <p>The concept plan has located community facilities so that accessibility is maximised for local people, both existing and new populations. Collecting facilities together into 'hubs' will help to encourage interaction and engagement.</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage	Yes	n/a

	the involvement of local people in community activities?		RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	In part	Comments: Accessibility to existing healthcare facilities will be enhanced. New facilities, to meet need and demand will be located within the new, accessible community hubs.
	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	A key asset of the existing site is the established green infrastructure. However, access and integration is currently poor. A key objective of the concept plan is to significantly improve access to green and natural assets and spaces, and ensure they are an integral part of the active, healthy and high quality lifestyle offer. Access to existing built sports facilities will be enhanced by improved pedestrian/cycle routes and public transport. There will be no loss of existing accessible open space. Existing informal open space (countryside, green corridors etc) will be integrated into and balanced with the new development, to provide a range of natural and useable green environments, spaces and 'places'.
			Mitigation:
	8c) Would development avoid loss of existing open space?	Yes	n/a
			RAG outcome:

			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Access to existing community services and facilities will be enhanced, through improved pedestrian/cycle routes and public transport (Metro and local buses). This is to ensure the new population increases the success and commerciality of existing centres, and so that the early phases of new development will have access to an adequate range of services and facilities. New facilities will be located in accessible 'hubs', and will be delivered to meet the growing and changing needs of the population.</p> <p>Access and public transport, within the site and with wider areas and settlements, will be improved through the new development.</p>
	9b) Is the site easily accessible and well served by public transport?	In part	
			<p>Mitigation:</p> <p>Ensure that connectivity and transport links as set out in concept plan are delivered.</p>
			<p>RAG outcome:</p> <p>Amber</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site.</p>
	10b) Is the site free from any known drainage constraints?	In Part	
			<p>Mitigation:</p>

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	SuDS attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	In part	Comments: A key objective of the strategic concept plan is to encourage walking/cycling and public transport, rather than the use of cars, both in respect of the new populations and the populations within existing settlements.
	12b) Is there a range of services and	In	

transport infrastructure.	facilities within a reasonable distance?	part	<p>Access to existing services and facilities will be improved for new and existing populations. New facilities will be provided within community hubs, to achieve high accessibility (especially for pedestrians/cyclists) and encourage 'linked trips'. Improvements to public transport services, and the close proximity of routes to housing and community facilities will further increase accessibility.</p> <p>The concept plan improves the existing transport infrastructure, to increase efficiencies in the wider area and encourage sustainable modes of travel.</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Ensure that connectivity and transport links as set out in concept plan are delivered.</p>
			<p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Whilst in the main, not a designated site itself, it does have some sensitivities and is adjacent to a SLCI. And, as a large site, its redevelopment would see the loss of a large area of green space in the Borough that could serve to fragment habitats.</p> <p>However, the concept plan maintains adequate green and wildlife corridors, and locates development and infrastructure in locations which will allow necessary protection of important wildlife and biodiversity and ensure connectivity and continuity of habitats and movement corridors. The introduction of SuDS and improvements to environments</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			will provide opportunities for enhancing biodiversity and wildlife.
			Mitigation:
			n/a
			RAG outcome:
			Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome:
			Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is adjacent to open space, the site is not designated as such. It is not located within the Green Belt. The site is within the 300m catchment for accessible open space, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	A key objective of the strategic concept plan is to integrate and increase access to green

			space, for a variety of functions and purposes, including pedestrian/cyclist connectivity between settlements and informal leisure use.
			Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>A key objective of the concept plan is to integrate, harness and protect the defining local characteristics and assets, including landscape and heritage features. These will help to reinforce the unique sense of place for the new development and will help to inform and create distinctive character areas and 'places'.</p> <p>Much of the site is currently in agricultural use and traditional farm buildings and layout can be found on the site. Surrounding the site is residential uses. To the north is Green Belt. West Backworth scheduled ancient monument is found over the A19 to the east; it is not considered that development could have a negative impact on the monument.</p> <p>The site forms part of an open aspect which continues along the A19 from the Silverlink to Northumberland. The edge of the site are considered to be the most significant in preserving this aspect. The concept plan encourages and facilitates the careful balance between the natural environments/landscape and new built development/public realm/infrastructure. The treatment and design of 'edges' and 'buffer zones', to ensure successful relationships and transitions have been critical considerations in the concept</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>plan process.</p> <p>A range of heritage assets of varying significance and potential archaeological assets can be found within the boundary and its vicinity. Studies have been carried out that assess the potential impact on these assets that development at this site could have, and recommended mitigation or further enhancement opportunities.</p>
			<p>Mitigation:</p> <p>Considerate design solutions should be adopted when drawing up detailed proposals.</p>
			<p>RAG outcome:</p> <p>Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site has identified areas of flood risk although limited history of flooding on site.</p> <p>An area of the site is identified as vulnerable to surface water flooding and also lies within EA Flood Zone 2 and 3. Some of this area can be avoided through site design, but the access would need to go through FZ 3b land. Exception test would be required for the access. Forest Hall Letch is subject to flooding issues upstream, particularly around culverted areas. As the site is currently greenfield, development should meet or exceed the surface water conditions prior to development.</p> <p>Mitigation:</p> <p>FZs can be avoided by site design. Greenfield site offers opportunities for SuDs</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding	In	

	elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Part	especially a scheme combined with adjacent sites to ensure a reduce in surface water run off rates. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic. Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation:



			A noise survey would need to be submitted.
			Impact from road traffic can be mitigated through good design.
			RAG outcome:
			Green

LP Ref: 22 to 26, SHLAA Ref: 74 Killingworth Moor Strategic Site			Potential 2) Employment
Total Site Area (ha): 190	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would help to improve employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	Mitigation: n/a
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Amber
	3d) Would development provide employment development and jobs in a location where there is currently	In part	

	a shortage?		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	Mitigation: n/a
	5c) Will development provide and support high quality education facilities?	In part	RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			

6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of the whole site for employment uses is unlikely to create a community. However, it would not necessarily work to harm those existing in the wider area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: n/a
	7d) Will the development enable investment in areas suffering from high crime and/or poor living	n/a	RAG outcome: Amber

	environments?		
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Parts of the site are beyond the suitable catchment of 300m to accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
	8c) Would development avoid loss of existing open space?	Yes	RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Killingworth town centre, which offers a variety of facilities and services, is to the west of the site. Those parts of the site to the west will be within easy reach of the town whereas those in the easternmost parts will be less so. Employment uses however would create less demand on nearby facilities than residential uses.
	9b) Is the site easily accessible and well served by public transport?	In part	The site is not well served by Metro. Bus routes are currently widely available on the edges of the site.
			Mitigation: The development may need to consider the provision of some local facilities.

			Due to the size of the site improvements to the Metro and bus service should be considered also.
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation:

gases and maintaining good local air quality through more efficient use of resources.			Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	In part	<p>Comments:</p> <p>Parts of the site would be some distance from existing bus routes and the site is remote from the Metro system. Although there are small number of existing services within reach these are limited and the strategic nature of this development and adjacent ones would require additional facilities including consideration of new or improved public transport services. Given the size of the site, proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Due to the currently undeveloped nature of the site, walking and cycle routes do not exist at present, although provision is good in the wider area.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	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. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Whilst in the main, not a designated site itself, it does have some sensitivities and is adjacent to a SLCI. And, as a large site, its redevelopment would see the loss of a large area of green space in the Borough that could serve to fragment habitats.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	Mitigation: Retention of the most sensitive sites. Opportunity to incorporate wildlife corridors into development.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should

			<p>help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is adjacent to open space, the site is not designated as such. It is not located within the Green Belt. Parts of the site are outside the 300m catchment for accessible greenspace.</p> <p>Mitigation: High quality, accessible open space should be included as part of the development.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Much of the site is currently in agricultural use and traditional farm buildings and layout can be found on the site. Surrounding the site is residential uses. To the north is Green Belt. West Backworth scheduled ancient monument is found over the A19 to the east; it</p>

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	<p>is not considered that development could have a negative impact on the monument.</p> <p>The site forms part of an open aspect which continues along the A19 from the Silverlink to Northumberland. The edge of the site are considered to be the most significant in preserving this aspect.</p> <p>A range of heritage assets of varying significance and potential archaeological assets can be found within the boundary and its vicinity. Studies have been carried out that assess the potential impact on these assets that development at this site could have, and recommended mitigation or further enhancement opportunities</p> <p>A bespoke development scheme could be appropriate providing it responds appropriately to the constraints on the site.</p>
			<p>Mitigation:</p> <p>Considerate design solution should be adopted.</p>
			<p>RAG outcome:</p> <p>Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site has identified areas of flood risk although limited history of flooding on site.</p>
	If no, which type?	Mix of Sources	<p>An area of the site is identified as vulnerable to surface water flooding and also lies within EA Flood Zone 2 and 3. Some of this area can be avoided through site design, but</p>

		rces	the access would need to go through FZ 3b land. Exception test would be required for the access. Forest Hall Letch is subject to flooding issues upstream, particularly around culverted areas. As the site is currently greenfield, development should meet or exceed the surface water conditions prior to development.
	17b) Is the site free from historic recorded flood events?	In part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	FZs can be avoided by site design. Greenfield site offers opportunities for SuDs especially a scheme combined with adjacent sites to ensure a reduce in surface water run off rates.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation need to avoid any increase to levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and contruction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
			RAG outcome:



			Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider the surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

LP Ref: 35 to 41, SHLAA Ref: 76 Murton Gap Strategic Site		Potential Use 1) Residential with some employment	
Total Site Area (ha): 240	Ward: Collingwood / Monkseaton South / Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments:</p> <p>The additional population generated by new housing is likely to protect and enhance the vitality and viability of existing employment areas and town centres/community hubs. A key objective of the strategic concept planning process has been to increase connectivity and access with existing areas and facilities, so that these are supported rather than undermined by the delivery of new facilities.</p> <p>Yes, new development would support the retail, leisure and employment facilities in the existing town centres/community hubs, through increased population and improved connectivity. The strategic concept planning process has located development, in particular housing, so that use of the existing centres is encouraged.</p> <p>Improved access to public transport will improve access to jobs and economic development in sustainable areas which are served by this public transport.</p> <p>There is no provision for employment land within the Murton Gap site, but all other</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	

			commercial uses will create jobs and support a robust and varied economy. Good access (pedestrian/cycle/public transport) will be provided to existing employment locations and the new employment sites within Killingworth Moor.
			Mitigation:
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Ensure that connectivity and transport links as set out in concept plan are delivered.
			RAG outcome: Amber
	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?	Yes	Comments: The preparation of the concept plan has taken into account the phasing and timescales of development delivery throughout the plan period. This ability to phase delivery is intended to ensure that areas of parallel housing development can take place (providing opportunities for construction employment) and the community facilities will be triggered by the growth in population and the delivery of infrastructure (providing long term employment).
			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	<p>Comments:</p> <p>Many of the jobs generated by the new development will be appropriate for local people, especially construction jobs and jobs within the community facilities and schools.</p> <p>Improvements to pedestrian and cyclist connectivity, throughout the site itself and with the wider areas will make these jobs more attractive and accessible to local people. A new Metro station would increase accessibility to new and existing jobs for new and existing population.</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	In part	<p>Mitigation:</p> <p>Ensure that connectivity and transport links as set out in concept plan are delivered.</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	<p>RAG outcome:</p> <p>Amber</p>
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments:</p> <p>No links to tourism.</p>

sector.			Mitigation:
			n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>The concept plan has indicated an appropriate sites for a new primary school, of a size and location which will be appropriate to address the needs of new residents and to take account of the under/over-capacity in existing schools.</p> <p>Improved connectivity for pedestrian, cyclists and by public transport (following delivery of these) will make the training/skills development opportunities more accessible to the wider local community.</p> <p>The concept plan indicates a site which would be capable of delivering high quality education facilities.</p> <p>Access to existing educational facilities will be improved through new pedestrian/cycle connections and enhanced public transport routes/services.</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and	Yes	Mitigation: n/a

	support high quality education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	In part	
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough. Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation: Effective use of planning policies to ensure adequate supporting infrastructure and facilities.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Many existing public routes, areas of open space etc., currently have very low levels of natural surveillance or natural policing, which are likely to result in a fear of crime or actual crime. The concept masterplan has been developed to increase the natural surveillance of pedestrian/cycle routes and public open space, both within the site itself and between the site and wider settlements, which should reduce actual crime/fear of crime and anti-social behaviour.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

			<p>A key objective of the strategic concept planning and the development of the concept plan has been to create a unique, high quality ‘place’, which is made up of a range of varied and distinctive character areas. These harness and ‘exploit’ the green and natural environments to create highly attractive places where people will choose to live and work.</p> <p>The concept plan has located community facilities so that accessibility is maximised for local people, both existing and new populations. Collecting facilities together into ‘hubs’ will help to encourage interaction and engagement.</p>
			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	n/a
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	In part	Comments: Accessibility to existing healthcare facilities will be enhanced. New facilities, to meet need and demand will be located within the new, accessible community hubs.
	8b) Is the site well located in relation	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		<p>A key asset of the existing site is the established green infrastructure. However, access and integration is currently poor. A key objective of the concept plan is to significantly improve access to green and natural assets and spaces, and ensure they are an integral part of the active, healthy and high quality lifestyle offer. Access to existing built sports facilities will be enhanced by improved pedestrian/cycle routes and public transport.</p> <p>There will be no loss of existing accessible open space. Existing informal open space (countryside, green corridors etc.) will be integrated into and balanced with the new development, to provide a range of natural and useable green environments, spaces and 'places'.</p>
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation:</p> <p>Ensure contributions for healthcare facilities.</p>
			<p>RAG outcome:</p> <p>Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Access to existing community services and facilities will be enhanced, through improved pedestrian/cycle routes and public transport (Metro and local buses). This is to ensure the new population increases the success and commerciality of existing centres, and so that the early phases of new development will have access to an adequate range of services and facilities. New facilities will be located in accessible 'hubs', and will be delivered to meet the growing and changing needs of the population.</p>
	9b) Is the site easily accessible and well served by public transport?	In part	

			Access and public transport, within the site and with wider areas and settlements, will be improved through the new development.
			Mitigation:
			Ensure that connectivity and transport links as set out in concept plan are delivered.
			RAG outcome:
			Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	SuDS attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is
	11b) Could development help to	No	

the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	minimise emissions of greenhouse gases?		likely to increase.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Red
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	In part	Comments: A key objective of the strategic concept plan is to encourage walking/cycling and public transport, rather than the use of cars, both in respect of the new populations and the populations within existing settlements. Access to existing services and facilities will be improved for new and existing populations. New facilities will be provided within community hubs, to achieve high accessibility (especially for pedestrians/cyclists) and encourage 'linked trips'. Improvements to public transport services, and the close proximity of routes to housing and community facilities will further increase accessibility. The concept plan improves the existing transport infrastructure, to increase efficiencies in the wider area and encourage sustainable modes of travel.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Ensure that connectivity and transport links as set out in concept plan are delivered.
			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: Although not designated as a wildlife site, it is recognised as having biodiversity value. However, the concept plan maintains adequate green and wildlife corridors, and locates development and infrastructure in locations which will allow necessary protection of important wildlife and biodiversity and ensure connectivity and continuity of habitats and movement corridors. The introduction of SuDS and improvements to environments will provide opportunities for enhancing biodiversity and wildlife.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
			Mitigation: n/a
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should

			<p>help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible greenspace but it is not of sufficient quality.</p> <p>Mitigation: Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.</p> <p>RAG outcome: Amber</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: A key objective of the concept plan is to integrate, harness and protect the defining local characteristics and assets, including landscape and heritage features. These will help to reinforce the unique sense of place for the new development and will help to inform and create distinctive character areas and 'places'.</p> <p>The site is located in between the residential settlements of Shiremoor, Monkseaton</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			<p>and Murton village. It provides a green break between these areas and a setting to Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets of varying significance and features of potential archeological interest. It is also within the vicinity of a number of other designated and non-designated heritage assets. Studies have been carried out that assess the potential impact on these assets that development at this site could have, and recommended mitigation or further enhancement opportunities. A bespoke residential scheme could be appropriate providing it responds appropriately to the constraints on the site.</p> <p>The concept plan encourages and facilitates the careful balance between the natural environments/landscape and new built development/public realm/infrastructure. The treatment and design of 'edges' and 'buffer zones', to ensure successful relationships and transitions have been critical considerations in the masterplanning and concept plan process.</p>
			<p>Mitigation:</p> <p>Considerate design solution should be adopted as more details proposals are prepared.</p>
			<p>RAG outcome:</p> <p>Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>A portion of the site is potentially at risk from flooding. This could be mitigated through</p>

	If no, which type?		site design.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Yes, through site design and on site SuDS.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise	19a) Would development be free	In	Comments:

pollution.	from potential risk of noise pollution?	part	Potential noise pollution from road traffic. Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation:
			Good design of residential housing can help to mitigate against possible traffic noise.
			RAG outcome: Green

LP Ref: 35 to 41, SHLAA Ref: 76 Murton Gap Strategic Site			Potential 2) Employment
Total Site Area (ha): 240	Ward: Collingwood / Valley/Monkseaton South		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the	2a) Will development provide	Yes	Comments:

diversity and quality of jobs.	and/or support a range of employment opportunities over the plan period?		Employment uses would contribute to job creation.
			Mitigation:
			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	Mitigation: n/a
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Amber
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	Mitigation: n/a
	5c) Will development provide and support high quality education facilities?	In part	RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - To enable all people to have	6a) Will development help to provide a range of house types and	No	Comments: Development of site for non-residential use will not make any contribution to the

a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	sizes to meet the local identified needs of all the community?		housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation:
			RAG outcome:
			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is mostly a greenfield site adjacent to residential areas to the east and west. Small element of employment use (offices) already operating at the south of the site.
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	accommodate new growth in nearby healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Good access to a bus service. The site is not within easy access to local facilities but there is the potential for mitigation that could provide a range of community facilities to meet the new residents needs.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome: Amber
ENVIRONMENTAL			

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

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site has good access to existing bus routes and is also reasonably close to the Metro system, although access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities and new or improved public transport services including the potential for provision of a new Metro station. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p>
			<p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Although not designated as a wildlife site, it is recognised as having biodiversity value.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
			<p>Mitigation:</p> <p>Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.</p>

			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	In part	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible greenspace but it is not of sufficient quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Mitigation:
	15c) Would the site afford sufficient access to existing green space?	In part	Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.

			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in between the residential settlements of Shiremoor, Monkseaton and Murton village. It provides a green break between these areas and a setting to Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets of varying significance and features of potential archeological interest. It is also within the vicinity of a number of other designated and non-designated heritage assets. Studies have been carried out that assess the potential impact on these assets that development at this site could have, and recommended mitigation or further enhancement opportunities. A bespoke scheme could be appropriate providing it responds appropriately to the constraints on the site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Considerate design solution should be pursued.
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A portion of the site is potentially at risk from flooding. This could be mitigated through site design.
	If no, which type?		
	17b) Is the site free from historic	Yes	

	recorded flood events?		Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Yes, through site design and on site SuDS.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation needed to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase dependin on the type of employment land



	19b) Would development avoid creation of noise pollution?	In	development and would need to consider surrounding residential areas.
		part	Mitigation:
			Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 27, SHLAA reference: 374, Land at Castle Square, Backworth			Potential land use: Use 1) Residential and open space, leisure and recreation
Total Site Area (ha): 2.03	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain 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
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Viability assessment suggests that the site will be able to support affordable homes to meet identified needs.
			Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		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: This site is designated as open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	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 the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and some local shops, plus a primary school
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for the local bus network although remote from the Metro system and the majority of important services and facilities. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Continue to work with operators to ensure that this location is well served by a variety of bus routes, including providing access to town centre locations and the wider transport network.</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Although 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>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As half of the site is developed, the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>The majority of this site is designated open space. It is not within the Green Belt and it is within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>Open space will need to be provided within the same area of the</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		borough. Ensure access through the site.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the edge of Backworth Village. Whilst the Village, a Conservation Area, has medieval origins; the site is adjacent to a later, small twentieth century housing development. It has an open setting with fields to the west and the Green Belt to the north. Also located to the north is West Backworth medieval village, a scheduled monument, which this site could be considered to be in its setting. A small scale, residential extension could be considered appropriate. The uses proposed will help to minimise the impact on the landscape as it includes provision for open space, which will help to retain the feel of the current landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: There is almost no identified flooding risk on site however building on greenfield site always has potential to increase
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	flooding issues elsewhere. No nearby watercourses, any SuDS scheme would have to discharge into the local drainage network.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	n/a	Implementation of SuDS system. However there is now known nearby watercourses, and there water would discharge in the main sewer.
			Mitigation: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for 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?	amber	Comments: No increase in noise levels from residential development.

	19b) Would development avoid creation of noise pollution?	n/a	<p>Proximity to A19 and B13137.</p> <p>Mitigation: A noise survey would need to be submitted. Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
--	---	-----	--

Local Plan Reference: 27, SHLAA reference: 374, Land at Castle Square, Backworth			Potential land use: Use 2) Employment
Total Site Area (ha): 2.03	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: green

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community.
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		This site is designated as open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Mitigation: Ensure contributions for establishment of usable green space. RAG outcome: Red
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	No	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and some local shops, plus a primary school Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Site is near watercourses (Briardene Burn and ponds) so there could be negative effects on water quality. Mitigation:
	10b) Is the site free from any known drainage constraints?	Yes	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Implementation of SUDs and diverting the public sewer. RAG outcome: Red
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for the local bus network although remote from the Metro system and the majority of important services and
	12b) Is there a range of services and facilities within a	In part	

options and make the best use of existing transport infrastructure.	reasonable distance?		facilities. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: The majority of this site is designated open space. It is not within the Green Belt and it is within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Open space will need to be provided within the same area of the borough. Ensure access through the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located on the edge of Backworth Village. Whilst the Village, a Conservation Area, has medieval origins; the site is adjacent to a later, small twentieth century housing development. It has an open setting with fields to the west and the Green Belt to the north. Also located to the north is, West</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			<p>Backworth medieval village, a scheduled monument, which this site could be considered to be in its setting. The development of this site for employment use is generally considered to be out of keeping with the surrounding landscape.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	<p>Comments:</p> <p>There is almost no identified flooding risk on site however building on greenfield site always has potential to increase flooding issues elsewhere.</p> <p>Mitigation:</p> <p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome: Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	n/a	<p>Comments:</p> <p>Would bring contaminated land back into use. Greenfield site so mitigation required to avoid increase in contamination levels.</p> <p>Mitigation:</p>
17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	n/a		
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Greenfield site so mitigation required to avoid increase in contamination levels.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>
			<p>RAG outcome: Amber</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Proximity to A19 and B13137. Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p>
	19b) Would development avoid creation of noise pollution?	In part	
			<p>RAG outcome: Amber</p>

Local Plan Reference: 29, SHLAA reference: 66, Backworth Business Park & Cottages, Backworth Potential land use: Use 1) Residential

Total Site Area (ha): 6.31

Ward: Valley

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	no	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	no	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a RAG outcome: Amber
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. Initial viability assessment suggest that there is scope to provide a good proportion of affordable homes.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Green</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities.</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Close to bus stop, metro and some local shops, plus a primary school</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Establish overland flow routes and provide environmental barrier between site & Brierdene Burn
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently partially undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	no	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Application pending consideration for residential development. Site is well located for existing bus routes which also provide links to the Metro system. However there are a limited range of services and facilities available in the immediate area with the site being a little peripheral to Backworth village. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is a Local Wildlife Site.
	13b) Would development avoid fragmentation of habitats	No	

including designated wildlife sites and protected species.	and/or landscapes?		<p>Mitigation: Seek out appropriate mitigation/avoidance/compensation measures.</p> <p>RAG outcome: Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst part of this site is greenfield, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: There are different aspects to this site. The northern section is partially in use as a business park, whilst the remainder is currently undeveloped or the location of individual heritage assets. Only one asset is designated (Grade II Diary Cottage), some are in use as business units and the others are at risk. There is a large amount of tree coverage, which contributes to the site and screens it from Station Road. This is a characteristic of the Backworth Conservation Area, which the northern section is part of. Development of this site could have a positive impact as it will provide an opportunity to rescue the heritage assets and create a more cohesive use of the space. 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: Identified area of flood risk although limited history of flooding on site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In Part	

			<p>Mitigation:</p> <p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Part of the site is in current use and part is a local wildlife site.</p> <p>Would bring some elements on contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No increase in noise levels</p>
	19b) Would development avoid creation of noise pollution?	n/a	



			Mitigation: N/A
			RAG outcome: Green

Local Plan Reference: 29, SHLAA reference: 66, Backworth Business Park & Cottages, Backworth Potential land use: Use 2) Employment

Total Site Area (ha): 6.31	Ward: Valley	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: no link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality	In part	

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site adjacent to a residential area could create a conflict between the different uses and erode community cohesion in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop, metro and some local shops, plus a primary school
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Culverted watercourse through site, possibility for contamination
	10b) Is the site free from any known drainage constraints?	In Part	
			removal of culvert and diversion of sewers

	any watercourse or water body?		RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently partially undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Application pending consideration for residential development. Site is well located for existing bus routes which also provide links to the Metro system. However there are a limited range of
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		services and facilities available in the immediate area with the site being a little peripheral to Backworth village. Part of the site is already in use for employment purposes and continued use as such will not have an impact upon the transport network, however further development of currently vacant land may necessitate assessment of the impacts on existing infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is a Local Wildlife Site.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	<p>Mitigation:</p> <p>Seek out appropriate mitigation/avoidance/compensation measures.</p> <p>RAG outcome:</p> <p>Red</p>
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	<p>Comments:</p>

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst part of this site is greenfield, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: There are different aspects to this site. The northern section is partially in use as a business park, whilst the remainder is currently undeveloped or the location of individual heritage
	16b) Would the development avoid having a significant impact	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		assets. Only one asset is designated (Grade II Diary Cottage), some are in use as business units and the others are at risk. There is a large amount of tree coverage, which contributes to the site and screens it from Station Road. This is a characteristic of the Backworth Conservation Area, which the northern section is part of. The continuation of this site in an employment use, as it is, will have a neutral impact; whilst further development, providing the mitigation is followed, could have a positive impact. This type of scheme could also provide an opportunity to rescue the heritage assets and create a more cohesive use of the space.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Identified area of flood risk although limited history of flooding on site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In Part	Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	In Part	

	risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Part of the site is in current use and part is a local wildlife site. Would bring some elements of contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation: Sensitive end use required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	in part	Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green

Local Plan Reference: 30, SHLAA reference: 352, Northumberland Park District Centre			Potential land use: Use 2) Residential
Total Site Area (ha): 3.96	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
			Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. Initial viability assessment suggest that there is scope to provide a good proportion of affordable homes.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site currently has a Toby Carvery recently open on the site and is surrounded by the A19 to the west and new residential development with new district centre to the east. Developing residential on the site could create a quality environment to live and
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Less than 250m to the District Centre and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Due to lack of nearby watercourses other sites in the area have used boreholes to drain site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Thorough investigation of ground conditions prior to developing site
			Mitigation:
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for public transport being in immediate proximity of existing bus routes and adjacent to Northumberland Park metro station. The district centre also provides a good range of services and facilities. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	RAG outcome:

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The A19, which this site is adjacent to, has undeveloped green fields on either side. A section of historic road also runs through part of the site. Whilst it does in part contribute to open feeling on the A19, residential development could have a neutral impact here, providing the mitigation is followed.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Site prone to surface water flooding from EA map. Known flooding issues at Holystone Roundabout and Nortumberland Metro Park.</p> <p>Mitigation:</p> <p>SuDS could be implemented but issues with surrounding highway and rail infrastructure could cause feasibility of the site.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Potential increase</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	level of contamination would be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>Potentially affected by rail line and road traffic noise. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation:</p> <p>A noise survey would need to be submitted.</p> <p>RAG outcome:</p> <p>Amber</p>

Local Plan Reference: 30, SHLAA reference: 352, Northumberland Park District Centre			Potential land use: Use 1) Retail
Total Site Area (ha): 3.96	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail development in this sustainably located area will support the local economy and extend the district centre at Northumberland Park, increasing the offer. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail development on this greenfield site will support employment opportunities. Mitigation: n/a RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would support employment and the borough's economy, although the local area does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: Although retail development can serve as a draw for visitors, it is not considered it would be on a sufficient enough scale to be considered a tourist facility.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	n/a
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of Northumberland Park and the potential to increase the offer of community facilities and services that would help meet the needs of those people immediately in the surrounding area but with the proximity to the Metro Station and park and rid Mitigation: Ensure good access between the the new site and the existng centre so that they are well connected to each other and the Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Redevelopment of site will impact on water quality. Various drainage issues on site including sewer capacity issues
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	SUDs on site
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently located for public transport being in immediate proximity of existing bus routes and adjacent to Northumberland Park metro station. The district centre also provides a good range of services and facilities. The scale and potential number of jobs generated through a retail development would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The A19, which this site is adjacent to, has undeveloped green fields on either side. A section of historic road also runs through part of the site. Whilst it does in part contribute to open feeling on the A19, an appropriately designed retail area could have a neutral impact here. The landscape is already characterised by a small retail area further east and there is a Metro station between it and the site. Therefore, if the site was developed for a retail use it should not be out of keeping with the surrounding landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Site prone to surface water flooding from EA map. Known flooding issues at Holystone Roundabout and Nortumberland Metro Park. Mitigation: SuDS could be implemented but issues with surrounding highway
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	

	from historic flooding incidents or an area of identified flood risk)		and rail infrastructure could cause feasibility of the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Could potentially be affected by rail line on the northern border and road traffic. Residential development would not increase noise levels. Mitigation: Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 31, SHLAA reference: 295, Earsdon Road, Shiremoor			Potential land use: Use 1) Residential
Total Site Area (ha): 1.06	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. Initial viability assessment suggest that there is scope to provide a good proportion of affordable homes.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This brownfield site has a 'green' feel to it but is unmanaged and developing the site for residential would be in keeping with the surrounding uses and could help contribute to creating an improved environment to live. Mitigation could help to achieve a
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open

	people in community activities?		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: Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In part	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 250m of Northumberland Park District Centre and with close links (less than 500m) to a bus stop and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Site suffers from flooding from overland flow of surface water from nearby highway & wagonways Mitigation: Potential highway drainage scheme from North Tyneside Council on Earsdon Road. Site mitigation measures to protect site from overland flows of water from surrounding areas.
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for many years, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site can boast excellent access to public transport, both bus and Metro, and has a wide range of services and facilities in the immediate vicinity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats	Yes	

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

	15c) Would the site afford sufficient access to existing green space?	In part	Replacement open space should be found within the same area of the borough as a replacement. Development should include access to greenspace of a high quality. RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in a residential area that has recently been expanded. Currently neglected the site does not contribute fully to the landscape. Residential development could improve its appearance and could have a neutral impact on the character of the surrounding landscape as it would continue the existing residential grain. It is also in the setting of a dismantled railway line which is of low significance, and therefore development would have a minor impact on it. 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: Site and surrounding areas prone to flooding. Potential to install SuDS to negate and reduce the impact of flooding on site and surrounding areas.
	If no, which type?	Mix of Sources	

	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation: SuDS could be implemented, but will have to enter the local drainage network.</p> <p>RAG outcome: Red</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring a potentially contaminated site back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Potential increase in level of contamination would be mitigated against.</p> <p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential risk of noise pollution from rail line and road traffic noise. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	



			Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Amber

Local Plan Reference: 31, SHLAA reference: 295, Earsdon Road, Shiremoor		Potential land use: Use 2) Retail	
Total Site Area (ha): 1.06	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An accessible, vacant site that would be of economic benefit if redeveloped. It is close to Northumberland Park shops so has the potential to increase the range at this centre or prove to harm its vitality.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		improvement of facilities for play and schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In part	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of Northumberland Park and the potential to increase the offer of community facilities and services that would help meet the needs of those people immediately in the surrounding area but with the proximity to the Metro Station and park and rid
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Ensure good access between the the new site and the existng

			centre so that they are well connected to each other and the Metro Station.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Site suffers from flooding from overland flow of surface water from nearby highway & wagonways
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Potential highway drainage scheme from North Tyneside Council on Earsdon Road. Site mitigation measures to protect site from overland flows of water from surrounding areas.
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for many years, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	no	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site can boast excellent access to public transport, both bus and Metro, and has a wide range of services and facilities in the immediate vicinity. The scale and potential number of jobs generated through a retail development would necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological</p>
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a site which has not been in use for many years the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	No	Comments: Part of the site is designated as open space and the development of this site could result in this being lost. The site is not located in the Green Belt. Whilst it is within the catchment for accessible greenspace, it is of low quality and value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	In part	<p>Mitigation:</p> <p>Replacement open space should be found within the same area of the borough as a replacement. Development should include access to greenspace of a high quality.</p> <p>RAG outcome:</p> <p>Amber</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located in a residential area that has recently been expanded. There is a retail area to the east. Currently negelected, the site does not fully contribute to the landscape and development could improve the appearence of this site. However, the row of houses to the east of the site makes an appropriate break at the end of the retail area and so to continue it here would be inconsiatnt in the landscape. It is also in the setting of a dismantled railway line which is of low significance, and therefore development would have a minor impact on it.</p> <p>Mitigation:</p> <p>Red</p> <p>RAG outcome:</p> <p>Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Site and surrounding areas prone to flooding. Potential to install</p>
	If no, which type?	Mix of	

		Source	SuDS to negate and reduce the impact of flooding on site and surrounding areas.
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS could be implemented, but will have to enter the local drainage network.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Brownfield land so increase to levels of contamination would be avoided.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise

	19b) Would development avoid creation of noise pollution?	In part	<p>pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
--	---	---------	--

Local Plan Reference: 33, SHLAA reference: 155, Shiremoor Allotments (Moor Edge Allotments), Moor Edge Road, Shiremoor			Potential land use: Use 1) Residential (if allotments re-provided in local area)
Total Site Area (ha): 2.94	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The loss of the allotments in this area would reduce the quality of the environment to live in and the provision of allotments in the nearby area would enable people to enjoy the benefits of allotments but it is considered that well maintained allotment si Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	Ensure sufficient community facilities within or near the development to allow for community participation, such as open
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: The majority of this site is designated as open space for allotments and therefore developing it would result in a loss, however it is proposed that a new allotment site would be required. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In Part	Mitigation: Ensure contributions for healthcare facilities and establishment of new allotments.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to a good range of community facilities and sustainable transport options with a bus stop and Metro Station within 500m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome:

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently allotments, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			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>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well located for public transport links, both bus and Metro, with good access to facilities available in Shiremoor district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Explores options for pedestrian and cycle links to Earsdon View development.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. There could be potential for some biodiversity on the site but it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is used for allotments there will be some waste from the existing use, the net impact on waste generation from the site is likely to neutral or Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	In part	Comments: Whilst the site is designated as open space (allotments), an appropriate replacement site has been found. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>Replacement open space (allotments) must be found to replace the current site.</p> <p>RAG outcome:</p> <p>Green</p>
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	<p>16a) Does the development help to protect, conserve or enhance heritage assets?</p> <p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p> <p>In part</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>EA map shows small area with the potential to be affected by surface water flooding. No known flooding issues on site, or on</p>
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	surrounding sites.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	<p>Mitigation: SuDS system should be installed to reduce the impact of any development to the local drainage network.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Potential contamination on site. Greenfield site used as allotments which provides small scale agricultural use.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome: Amber</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential noise pollution from road traffic noise. Residential development will not increase noise levels.</p> <p>Mitigation: A noise survey would need to be submitted.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 33, SHLAA reference: 155, Shiremoor Allotments (Moor Edge Allotments), Moor Edge Road, Shiremoor			Potential land use: Use 2) Employment (if allotments provided in local area)
Total Site Area (ha): 2.94	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The loss of the allotments in this area would reduce the quality of the environment to live in and the provision of allotments in the nearby area would enable people to enjoy the benefits of allotments but it is considered that well maintained allotment s Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: The majority of this site is designated as open space for allotments and therefore developing it would result in a loss, however it is proposed that a new allotment site would be required. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In Part	Mitigation: Ensure contributions for establishment of new allotments.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Benefits of open space and allotments in the locality to the potential employment space could bring potential benefits. The site is within 750m of Northumberland Park with a range of facilities and bus and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Ensure the allotments are provided in the locality and the open space is also provided for with linkages to the surrounding area.

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for public transport links, both bus and Metro, with good access to facilities available in Shiremoor district centre. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Explores options for pedestrian and cycle links to Earsdon View development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. There could be potential for some biodiversity on the site but it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

protected species.			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is used for allotments there will be some waste from the existing use, the net impact on waste generation from the site is likely to neutral or Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	In part	Comments: Whilst the site is designated as open space (allotments), an appropriate replacement site has been found. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>Replacement open space (allotments) must be found to replace the current site.</p> <p>RAG outcome:</p> <p>Green</p>
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	<p>16a) Does the development help to protect, conserve or enhance heritage assets?</p> <p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p> <p>In part</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>EA map shows small area with the potential to be affected by</p>
	If no, which type?	Surface	

		Water	surface water flooding. No known flooding issues on site, or on surrounding sites.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS system should be installed to reduce the impact of any development to the local drainage network.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation required to avoid potential increase to levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. Proposed sensitive end use.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 42, SHLAA reference: 92, Moorhouses Reservoir, Billy Mill, North Shields				Potential land use: Use 1) Residential
Total Site Area (ha): 3.28		Ward: Collingwood		
ECONOMIC				
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.	
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a		
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a		
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a		
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.	
			Mitigation: n/a	

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This site falls within a residential area and therefore the development of the site for residential development with appropriate mitigation would help improve the levels of community participation and reduce the fear of crime in this area Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and the remaining area contributes to the open space provision, therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	No	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Red
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is within short distance of a Post Office and local shops (less than 500m) and there is also a primary school within 500m as well. There is a bus stop very close to the site and with appropriate mitigation the site could maintain or improve access
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Maintain area of open space within the development that would meet the needs of the local community.

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped (over ground), the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well placed for bus routes but is remote from the Metro system. There are a limited range of local services but it is over 1km to the nearest district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As undeveloped (over ground) the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located in an established mid to late twentieth century housing development. The site has an historic reservoir and associated building on it, both of which are non-designated. These can be observed from the third edition OS maps. Development here would have a minor impact on these heritage assets. The site does provide a break in the townscape, housing on this site would not be out of keeping with the surrounding area and would be continuation of the current development.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Local flooding issues (minor). Site currently a reservoir, all assets related to the reservoir would have to be moved if there was to be any development.</p> <p>Mitigation:</p> <p>No issues to be mitigated. If developed would require comprehensive planning to develop a SuDS scheme that could be implemented. No nearby water courses, so this would have</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	No	

	risk)		to got into the local drainage network.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase to level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Would not be affected by nor increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A
			RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: 42, SHLAA reference: 92, Moorhouses Reservoir, Billy Mill, North Shields Potential land use: Use 2) Employment

Total Site Area (ha): 3.28	Ward: Collingwood	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Greenfield site in a residential area and the development of employment uses in this area could create a conflict between them and erode community cohesion in the area.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and the remaining area contributes

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	to the open space provision, therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work.
	8c) Would development avoid loss of existing open space?	No	<p>Mitigation: Ensure contributions for establishment of usable green space.</p> <p>RAG outcome: Red</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	<p>Comments: The site is not well located with connections to local centres but there are some local shops within 500m and a primary school. Good connections with bus stops and the trunk road network for those traveling to the site.</p> <p>Mitigation: Ensure the provision of open space on the site with access to the surrounding area.</p> <p>RAG outcome: Amber</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	<p>Comments: Surface water to be captured and controlled within site</p>

ground and surface waters.	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped (over ground), the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is well placed for bus routes but is remote from the Metro system. There are a limited range of local services but it is over 1km to the nearest district centre. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
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. Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As undeveloped (over ground)
	14b) Can development help to minimise waste generation?	No	

encouraging re-use, recycling and composting.			<p>the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: The northern section of this site is designated as open space. The site is not in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located in an established mid to late twentieth century housing development. The site has an historic reservoir and associated building on it, both of which are non-designated. These can be observed from the third edition OS maps.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

environment, maintaining and strengthening local distinctiveness and sense of place.			Development here would have a minor impact on these heritage assets. The site does provide a break in the townscape. An employment related development on this site would represent a change in the landscape from the established residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Local flooding issues (minor). Site currently a reservoir, all assets related to the reservoir would have to be moved if there was to be any development.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	No issues to be mitigated. If developed would require comprehensive planning to develop a SuDS scheme that could be implemented. No nearby water courses, so this would have to get into the local drainage network.
			RAG outcome: Red
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contamination back into use. Vacant brownfield and

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	greenfield land so mitigation required to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Surrounding area is residential and would be sensitive to noise pollution.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 45, SHLAA reference: 189, Charlton Court, Cedartree Gardens, Whitley Bay Potential land use: Use 1) Residential

Total Site Area (ha): 1.40

Ward: Monkseaton South

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to 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
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	yes	

opportunities.	skills development in the local community?		skills and knowledge.
			Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	no	Comments: The site is at the heart of a residential area. Loss of the green space has the potential to have a social impact. New development also has the potential, if designed well and with the retention of some good quality open space, to have a positive impact o
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools. Well-designed scheme that creates a sense of place.
	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. There are other accessible green spaces within the vicinity of the site.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	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 the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within close proximity to a range of community facilities (less than 750m) and bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a RAG outcome:

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is 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:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As undeveloped (over ground) the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: 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 within the 300m catchment of other accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space would need to be found within the</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		<p>same area of the borough should it be the case that development result in a provision deficit. Green space accommodated within the site could see that provision is maintained.</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This site is located in an established mid twentieth century housing development. The site does provide a break in the townscape and was designed as part of the estate. Housing on this site would not be out of keeping with the surrounding area but would require sensitive design to mitigate the loss of original layout. There are no heritage constraints on this site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: 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.</p> <p>Mitigation: SuDS system would have to integrate with the watercourse to the</p>
	If no, which type?	Ground water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	

	from historic flooding incidents or an area of identified flood risk)		north. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Greenfield site, potentially contaminated.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Residential development within established residential area. No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 46, SHLAA reference: 67, Foxhunters, Hillheads Road, Whitley Bay			Potential land use: Use 1) Residential
Total Site Area (ha): 2.72	Ward: Monkseaton South		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a RAG outcome: Amber
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Residential development on site will help to deliver new homes to meet identified needs for the borough in an area of strong demand including meeting needs for affordable housing.</p> <p>Mitigation:</p> <p>Ensure policies are applied to provide high quality design and affordable housing.</p> <p>RAG outcome:</p> <p>Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>The site is surrounded by residential development and allotment gardens to the east of the site. The loss of the car sales garages to residential with appropriate mitigation could help create a harmonious community that develops high levels of participati</p> <p>Mitigation:</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	Mitigation:
	8c) Would development avoid loss of existing open space?	yes	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access (less than 500m) to the local primary school and mitigation to the allotments and open space to allow provision to community facilities but the town centre offering a range of community facilities in Whitley Bay is between 750m-1km away. Exce
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Mitigation to allow for the provision of open space and allotments on the site or within the vicinity.

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus and Metro links and is within reasonable distance of a wide range of services and facilities. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is currently developed and not designated open space, but does border a large area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located on the edge of a predominately residential area of Monkseaton and currently comprises of motor related industries. New housing here would be a continuation of existing residential development and would have a neutral impact on the landscape. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding issues on the highway due to surface water. There is potential for development to reduce the impact of surface water on the local drainage system. Mitigation:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	SuDS scheme could be implemented to reduce the amount of surface water entering the local drainage system unrestricted. RAG outcome: Amber
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in beneficial use.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>Potentially affected by road traffic noise. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>Any development would require effective on site mitigation measures.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 46, SHLAA reference: 67, Foxhunters, Hillheads Road, Whitley Bay			Potential land use: Use 2) Employment
Total Site Area (ha): 2.72	Ward: Monkseaton South		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use and redevelopment of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is surrounded by residential development and allotment gardens to the east of the site. Development for employment uses is not considered a positive impact of the existing community. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Close access to bus stops and a range of local facilities but a recognised centre is over 750m from the site. Open Space and allotments would all add to the community facilities in the area but these would need to be considered with appropriate mitigation.</p> <p>Mitigation:</p> <p>Provision of Open Space would need to be provided and the provision of allotments within the locality. Access of Open Space to the surrounding area would need to be secured.</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No change if the site stays in its current use. Mitigation: n/a RAG outcome: Not Applicable
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus and Metro links and is within reasonable distance of a wide range of services and facilities. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes. Mitigation:
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. 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: No change if the site stays in its current use. Mitigation: Not applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is currently developed and not designated open space, but does border a large area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace,
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located on the edge of a predominately residential area of Monkseaton and currently comprises of motor related industries. The retention of the site as it is would have a neutral impact on the landscape. If the site were to be developed further, it has the potential to have a positive impact on the area as it would be an improvement to the current development. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Known flooding issues on the highway due to surface water. There is potential for development to reduce the impact of surface water on the local drainage system.</p> <p>Mitigation:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS scheme could be implemented to reduce the amount of surface water entering the local drainage system unrestricted. RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in current active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution
	19b) Would development avoid creation of noise pollution?	In part	in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Due to current use site would not be as sensitive to noise pollution.



			Mitigation: Design and layout techniques including noise insulation.
			RAG outcome: Amber

Local Plan Reference: 47, SHLAA reference: 102, Ice Rink, Football Ground and surroundings, Hillheads Road, Whitley Bay			Potential land use: Use 2) Open Space, Leisure, Recreation
Total Site Area (ha): 9.32	Ward: Monkseaton South / Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The ice rink is well visited and employs staff so contributes to the economy. Continuing with this would be positive. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	yes	Comments: Continued use as a leisure facility contributes to this objective. Mitigation: n/a RAG outcome:

			Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	no	Comments: Continued use as existing.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a	RAG outcome: Amber
	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?	yes	Comments: Whitley Bay Ice Rink attracts visitors from both within and beyond the Borough.	
			Mitigation: n/a	
			RAG outcome: Green	
SOCIAL				
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.	
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a		Mitigation:

	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus a focus on providing leisure and open space facilities, will make no contribution towards the overall housing need of the borough. Similarly employment development will have no positive impact on need. Mitigation: Potential use of planning policy to look at options for providing an element of residential provision as part of a wider mixed-use development RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Retention of built sports facilities.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	Mitigation: Ensure contributions for healthcare facilities.
	8c) Would development avoid loss of existing open space?	yes	RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Continued use of the site for open space, leisure and recreation would maintain benefits of access to community facilities and with close proximity to Whitley Bay, bus stops and the Metro Station (less than 1km) the site would be accessible to large number
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if use stays the same. Mitigation: n/a RAG outcome: Not Applicable
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus and Metro links and is close to both Monkseaton and Whitley Bay retail centres which provide a full range of services and facilities. Continued and/or further development of recreation or open space uses on the site will not have a significant impact upon existing transport infrastructure
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			<p>unless there was significant development of facilities that would generate increased visitor numbers.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Travel Plan for site will need to be produced. Depending on the type and scale of development there could be need to assess the impacts of development through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst it forms part of a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape. Nonetheless, open space use would ensure that no adverse impacts would occur.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	<p>Comments:</p> <p>No impact if use stays the same.</p>
	14b) Can development help to minimise waste generation?	n/a	

encouraging re-use, recycling and composting.			<p>Mitigation: Not applicable.</p> <p>RAG outcome: Not Applicable</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	<p>Comments: The majority of this site is designated open space. Whilst the proposal will seek to include a new provision, it could result in an overall loss, depending on the design. It is not within the Green Belt and it is within the 300m catchment of greenspace,</p> <p>Mitigation: The open space that is designated should be retained as part of the design. If any is lost then replacement provision should be provided within the same area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This site is on the edge of a predominately residential area of Monkseaton, although it is adjacent to an area of employment. This site has been characterised by sport. So whilst there is no physical heritage, it can be associated with social history. Keeping this site as open space, leisure and recreation would, potentially, result in little change to the landscape. It would maintain the current openness that it contributes to the area. Continued</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			maintenance would ensure that the site has a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding issues on the highway due to surface water. There is potential for development to reduce the impact of surface water on the local drainage system. Mitigation: SuDS scheme could be implemented to reduce the amount of surface water entering the local drainage system unrestricted. RAG outcome: Red
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Site is made up of current active use and greenfield. Open space, leisure and recreation currently exists on site now. 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
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No risk of noise pollution and open space, recreation and leisure would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	Yes	Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 47, SHLAA reference: 102, Ice Rink, Football Ground and surroundings, Hillheads Road, Whitley Bay **Potential land use: Use 1) Residential**

Total Site Area (ha): 9.32	Ward: Monkseaton South / Whitley Bay

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	<p>Comments: Despite the economic benefits of residential development, a loss of a sustainably located site that provides employment opportunities would have a negative impact on Objective 1.</p> <p>Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough and/or this facility is replaced elsewhere.</p> <p>RAG outcome: Red</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.</p>

			<p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	No	<p>Comments: Whitley Bay Ice Rink attracts visitors from both within and beyond the Borough. Its loss would have a negative impact on tourism in the borough.</p> <p>Mitigation: Ensure facility is replaced elsewhere.</p> <p>RAG outcome: Red</p>

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
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: Larger residential development which could make a significant contribution towards the overall housing need of the borough including a good proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Mixture of different uses on a large site which varies in its current use. Overall the site if developed for residential development
	7b) Will the development create a quality environment in which	In part	
			Mitigation: Ensure policies are applied to provide high quality design and affordable housing.
			RAG outcome: Green

strong identities and high levels of participation in community activities.	to live and/or work?		could create a quality environment in which to live but would involve the loss of indoor and outdoor sports provision that Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	In part	Ensure contributions for replacement facility. RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of Whitley Bay town centre with a range of community facilities and close access to bus stops. Mitigation: mitigation for the open space within the development or within
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			the vicinity of the site.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in
	11b) Could development help to minimise emissions of greenhouse gases?	In part	greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Although some of the site is currently in active use, a large part is greenfield and therefore the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for both bus and Metro links and is close to both Monkseaton and Whitley Bay retail centres which provide a full range of services and facilities. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed with impacts and access on to A191 being a key concern.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one. Whilst it
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	forms part of a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding greenspace.
			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Although some of the site is currently in active use, a large part is greenfield and therefore if all developed the net impact on waste generation from the</p>
	14b) Can development help to minimise waste generation?	In part	
			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and	15a) Would development avoid the loss of designated open	No	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The majority of the site is designated as open space, which would be lost if the site were to be developed. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space would need to be found within the same area of the borough. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is on the edge of a predominately residential area of Monkseaton. This site has been characterised by sport. So whilst there is no physical heritage, it can be associated with social history. Whilst the change in development here would change the landscape, new housing here would be a continuation of existing residential development and would have a neutral impact. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Surface Water	Known flooding issues on the highway due to surface water. There is potential for development to reduce the impact of surface water on the local drainage system.
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Could be mitigated through the use of a SuDS scheme. RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Environmental health officer has recommended it for refusal.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	Comments: No evidence of noise pollution, perhaps from road. Residential



	19b) Would development avoid creation of noise pollution?	n/a	development would not increase noise levels.
			Mitigation: Design and layout techniques including noise insulation.
			RAG outcome: Amber

Local Plan Reference: 47, SHLAA reference: 102, Ice Rink, Football Ground and surroundings, Hillheads Road, Whitley Bay **Potential land use: Use 3) Employment**

Total Site Area (ha): 9.32	Ward: Monkseaton South / Whitley Bay	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses support this objective.
			Mitigation: n/a
			RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Ice rink already contributes jobs. Redeveloping the whole site for employment uses would likely create more. However this area does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	No	Comments: Whitley Bay Ice Rink attracts visitors from both within and beyond the Borough. Its loss would have a negative impact on tourism in the borough.
			Mitigation: Ensure facility is replaced elsewhere.
			RAG outcome: Red
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation:
	6b) Will development contribute towards an adequate supply of affordable housing?	No	No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Loss of community facilities could have an overall detrimental impact on the community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	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	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. This site would involve the redevelopment of a built sports facility. Accessible green space is nearby, should workers want to use it.</p> <p>Mitigation:</p> <p>Ensure contributions for nearby replacement facilities.</p> <p>RAG outcome:</p> <p>Amber</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	In part	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>Great access to a range of community facilities and within 750m of Whitley Bay with a full range of services to meet the needs of those utilising the site.</p> <p>Mitigation:</p> <p>Site currently designated Open Space and sports facilities that would need to be accommodated in the locality to ensure the benefits of community facilities are still provided on the site and surrounding area.</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Although some of the site is currently in active use, a large part is greenfield and therefore the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both bus and Metro links and is close to both Monkseaton and Whitley Bay retail centres which provide a full range of services and facilities. Given scale of potential development and the number of jobs generated the impacts of potential development on existing infrastructure would have to be assessed with impacts and access on to A191 being a key concern.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst it forms part of a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be</p>
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		fragmented by redevelopment, especially considering the amount of surrounding greenspace.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Although some of the site is currently in active use, a large part is greenfield and therefore if all developed the net impact on waste generation from the Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	No	Comments: The majority of the site is designated as open space, which would be lost if the site were to be developed. The site is not located within the Green Belt. It is also within the 300m catchment of
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation: Replacement open space would need to be found within the same area of the borough.</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This site is on the edge of a predominately residential area of Monkseaton, although it is adjacent to an area of employment. This site has been characterised by sport. So whilst there is no physical heritage, it can be associated with social history. An employment focused development could be a continuation of the Foxhunters Estate, but it would mark a change in the landscape which may not sit comfortably within the predominant residential grain.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Known flooding issues on the highway due to surface water. There is potential for development to reduce the impact of</p>
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	No	surface water on the local drainage system. Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Could be mitigated through the use of a SuDS scheme. RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	Comments: Different types of employment will be affected by noise pollution
	19b) Would development avoid creation of noise pollution?	in part	in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses.



			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 48, SHLAA reference: 219, Site at Coquet Avenue, Whitley Bay			Potential land use: Use 2) Retail
Total Site Area (ha): 0.59	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail use has economic benefits, especially in the context of this currently cleared site. This site is within the town centre but a little detached from the main retail area and so could harm the vitality of the centre. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: A development that could help to support the economy and maintain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and

	people in community activities?		improvement of facilities for play and schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	n/a
			Mitigation:
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within the Town Centre of Whitley Bay and close to the theatre and Spanish City and could help bring additional footfall to this part of the town with increased retail or other main town centre uses. Great access to bus and Metro.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means excellent access to both bus and Metro networks and a full range of services and facilities that are available in Whitley Bay. Scale of potential development unlikely to be sufficient to have any significant impact upon the strategic network however constraints on parking will need to be addressed given proximity to the Spanish City. Local impact of development to be assessed through work at planning application stage including parking.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Mitigation of parking on site will be an important in order to ensure existing issues are not exacerbated.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location</p>
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		may increase disturbance to the SPA/Ramsar site.
			Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in the established residential area of Whitley Bay and is amongst the early twentieth century terraces. The coastal area is within close proximity. Whilst there are no heritage assets on the site, development here could affect the setting of many. Adjacent is the Grade II listed Church of St Edward, a sewer gas lamp of the same designation and the locally registered Whitley Park. There are also views to the Grade II listed Spanish City. Any development here should be sensitive to the site's surroundings and have a thorough understanding of its context and heritage assets. The design should reflect this accordingly. Development could be beneficial as the site is currently vacant and detracts from the landscape. Whilst the site does abut larger buildings, such as the Playhouse and a school, a retail development would not be the most coherent feature in the landscape; especially as the site is at a distance from shopping areas that are near by.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			<p>Mitigation: Red</p> <p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: EA map shows that a small percentage of the site is susceptible to a surface water flooding event, however there has not been any recorded flooding on the site. There was known flooding on the adjacent highway on Park Avenue and Marine Avenue junction.</p> <p>Mitigation: SuDS scheme could be implemented to try to attenuate the surface water discharge from the site.</p> <p>RAG outcome: Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use. Vacant site so any increase in levels of contamination would need to be mitigated against.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	

	versatile agricultural land?		residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Good design and layout techniques including sound insulation.
			RAG outcome: Green

Local Plan Reference: 48, SHLAA reference: 219, Site at Coquet Avenue, Whitley Bay			Potential land use: Use 1) Residential
Total Site Area (ha): 0.59	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current cleared brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth. 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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Previous planning permission for residential development lapsed without any progress. Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The former school site has been vacant for a long time and the development of residential units would help to improve the quality of the environment and encourage community activity. Mitigation would contribute towards achieving higher levels of communti
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
		8c) Would development avoid loss of existing open space?	Yes
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Less than 250m to Whitley Bay town centre with a range of community facilities and services. There are bus stops close by and Metro Station in the town centre.
	9b) Is the site easily accessible and well served by public transport?	Yes	

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating 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>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means excellent access to both bus and Metro networks and a full range of services and facilities that are available in Whitley Bay. Scale of potential development not sufficient to have any significant impact upon the strategic network however constraints on parking will need to be addressed given proximity to the Spanish City. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Mitigation of parking on site will be an important in order to ensure existing issues are not exacerbated.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased population in this</p>
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		location may increase disturbance to the SPA/Ramsar site.
			Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in the established residential area of Whitley Bay and is amongst the early twentieth century terraces. The coastal area is within close proximity. Whilst there are no heritage assets on the site, development here could affect the setting of many. Adjacent is the Grade II listed Church of St Edward, a sewer gas lamp of the same designation and the locally registered Whitley Park. There are also views to the Grade II listed Spanish City. Any development here should be sensitive to the sites surroundings and have a thorough understanding of its context and heritage assets. The design should reflect this accordingly. Development could be beneficial as the site is currently vacant and detracts from the landscape. A housing scheme could continue the established urban grain and repair the currently broken streetscape.
	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: EA map shows that a small percentage of the site is susceptible to a surface water flooding event, however there has not been any recorded flooding on the site. There was known flooding on the adjacent highway on Park Avenue and Marine Avenue junction. Mitigation: SuDS scheme could be implemented to try to attenuate the surface water discharge from the site. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potentially contaminated, former school site back into use. Not currently in use but classified as a brownfield site. 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
	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	

			emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted.
			RAG outcome: Amber

Local Plan Reference: 50, SHLAA reference: 337, Whisky Bends, Promenade, Whitley Bay		Potential land use: Use 2) Retail	
Total Site Area (ha): 0.02	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Site is within catchment of but not particular near to Whitley Bay town centre. There is the potential to harm the vitality of the town centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that could help to support the economy and improve the prosperity of the area, which suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: A prominent derelict site at the coast, redevelopment here would be positive in improving the image of the area.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
			Mitigation:
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within the Town Centre of Whitley Bay and close to the seafront and could help bring additional footfall to this part of the town with increased retail or other main town centre uses, particularly beneficial to support the visitor economy of Whitley Bay.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Excellently located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is close to the SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased visitors in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation:</p> <p>Seek out appropriate mitigation/avoidance/compensation</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the North Tyneside coastline, a key feature in the borough's landscape. Along the Promenade there is a variety of individual properties that are in a combination of different uses. The building on the site is a non-designated heritage asset. Its redevelopment would be beneficial to the coastal landscape as it is currently vacant and detracts from it. If the building is lost, then the design should respond appropriately to the site. Mitigation: Amber RAG outcome: Amber
	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: Flooding issue on the highway. Previously developed, so impact of development would be minimal. Would have to connect to the local drainage network. Mitigation: Reduction in the discharge rates from the site through the use of SuDS.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Currently vacant land so any increase to level of contamination would need to be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. 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: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant due to the surrounding uses such as bars, clubs and pubs. Mitigation:
	19b) Would development avoid creation of noise pollution?	In part	



			Design and layout techniques including sound insulation.
			RAG outcome: Green

Local Plan Reference: 50, SHLAA reference: 337, Whisky Bends, Promenade, Whitley Bay			Potential land use: Use 1) Residential
Total Site Area (ha): 0.02	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: A prominent derelict site at the coast, redevelopment here would be positive in improving the image of the area.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth. 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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site disused building would bring a positive benefit to the local community and residential development would support the existing local community to create an attractive environment reflecting a positive impression of the area and re
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
		8c) Would development avoid loss of existing open space?	yes
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to Whitley Bay town centre and a range of community facilities and services and a short walk (less than 500m) to a Metro station and bus stop (less than 250m)
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome:

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Excellent located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is close to the SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased residents in
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.</p> <p>RAG outcome: Amber</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p>
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation: n/a
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the North Tyneside coastline, a key feature in the borough's landscape. Along the Promenade there is a variety of individual properties that are in a combination of different uses. The building on the site is a non-designated heritage asset. Its redevelopment would be beneficial to the coastal landscape as it is currently vacant and detracts from it. If the building is lost, then thhe design should respond appropriately to the site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Flooding issue on he highway. Previously developed, so impact of development would be minimal. Would have to connect to the local drainage network.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Reduction in the discharge rates from the site through the use of SuDS. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potentially contaminated land. Site due for demolition.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: 52, SHLAA reference: 370, Land at Shap Road, Marden, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 1.24	Ward: Cullercoats		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The area is large piece of open space within a residential area that offers the opportunity for social and recreation space that can help encourage community participation. With appropriate mitigation the incorporation of open space on the site or within
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. 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 establishment of usable green space.
			RAG outcome: Red
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity of a bus stop and within 750m of Preston Grange District Centre with a selection of community facilities.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Mitigation to ensure the open space quality is improved and either incorporated in the development or within the vicinity.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

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

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for access to bus services and within reasonable distance of Cullercoats station. Good range of local services and facilities available. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst redevelopment of this site would see the loss of green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>The site is designated as open space. It is not located in the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located in an established area of mid to late twentieth century housing. It is currently an area of open space which is surrounded on four sides by the rear of houses. As it is, the site provides a green break in the surrounding development pattern that contributes well to the local landscape. However, if residential development were to occur it would form a continuation of the surrounding residential area. New housing would not be out of keeping with the surrounding landscape and would have a neutral impact. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>No known flooding issues, greenfield site where run off rates could be reduced through development. This would still have to go into the local drainage network, whereas it currently infiltrates the ground.</p> <p>Mitigation:</p> <p>SuDS</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: N/A
			RAG outcome: Green

Local Plan Reference: 52, SHLAA reference: 370, Land at Shap Road, Marden, North Shields			Potential land use: Use 2) Open space, leisure and recreation
Total Site Area (ha): 1.24	Ward: Cullercoats		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant link to the above objective.
			Mitigation: n/a
			RAG outcome: Not Applicable

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

	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for 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?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Provision of open space would bring close access to the surrounding population and beneficial to have other facilities in close proximity, particularly a primary school for those with children. Close access to bus stops and Metro Station less than a km aw Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	Yes	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for access to bus services and within reasonable distance of Cullercoats station. Good range of local services and facilities available. Continued use of the site as open space will not have any impact upon existing transport infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: No mitigation required RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Redevelopment as open space could serve to have a positive impact on the area's ecology.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation: No applicable.
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is designated as open space, but the proposed use should not result in any loss. It is not located in the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Replacement open space should be found within the same area of the borough, if any open space is lost. RAG outcome:

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located in an established area of mid to late twentieth century housing. It is currently an area of open space which is surrounded on four sides by the rear of houses. As it is, the site provides a green break in the surrounding development pattern, which contributes well to the local landscape. Retaining the site in its current use will have a neutral impact on the surrounding landscape. Ensuring it is well maintained and in use will enable it to have more positive impact.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	<p>No known flooding issues, greenfield site where run off rates could be reduced through development. This would still have to go into the local drainage network, whereas it currently infiltrates the ground.</p> <p>Mitigation:</p> <p>SuDS</p> <p>RAG outcome:</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	In part	

	risk)		Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Open space, leisure and recreation not considered to increase contamination levels.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>Surrounding area residential and not at risk of noise pollution.</p> <p>Open space, leisure and recreation not considered to create any noise pollution problems.</p> <p>Mitigation:</p> <p>Design and layout techniques such as sound insulation.</p> <p>RAG outcome:</p>
	19b) Would development avoid creation of noise pollution?	Yes	



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 53, SHLAA reference: 237, Wallington Court, Wallington Avenue, Cullercoats

Potential land use: Use 1) Residential

Total Site Area (ha): 0.36

Ward: Cullercoats

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The development is already in residential use so the replacement of residential flats for another residential use would not envisage significant changes tot he community. Mitigation would help to achieve greater community participation.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	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?	yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 750m of Preston Grange District Centre and close bus stops
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	No	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site. Establish overland flow routes outside of site boundary to allow for mitigation</p> <p>RAG outcome:</p> <p>Amber</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site well located for existing bus services and not too far from the Metro system. A good range of local services and facilities are available nearby. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The area is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>Located on the site is a 1950s housing complex. This low density development differs greatly from the surrounding traditional housing styles. Whilst this development represents a particular style of housing, it is not considered to be a heritage asset. New housing would be a continuation of the surrounding landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Known flooding issues to the properties to the south. As it is brownfield, development could help to improve the attenuation of surface water.</p> <p>Mitigation:</p> <p>SuDS - any run off would still have to go into the network, and therefore improving the attenuation of the surface water would be key.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		<p>Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No evidence of noise pollution. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>A noise survey would need to be submitted.</p> <p>RAG outcome:</p> <p>Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 54, SHLAA reference: 284, East George Street, North Shields (part of the East George Street and surrounding area site)		Potential land use: Use 1) Residential	
Total Site Area (ha): 0.87	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development, a loss of a sustainably located site that provides employment opportunities would have a negative impact on Objective 1. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

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

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.</p> <p>Mitigation: Ensure policies are applied to provide high quality design and affordable housing.</p> <p>RAG outcome: Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a</p>
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		quality environment to live but the surrounding uses are all employment u
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Amber
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of communtiy facilities. Very close to a bus stop and within 750m-1km of a Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</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. Consider use of masterplan to guide development in the</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	

			wider Tanner's Bank area including to look at sustainable transport solutions.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	

			<p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this site. Residential development here, whilst it would be a change in the local landscape could have neutral impact overall.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p>

to people and property.	If no, which type?	n/a	No known issues. Metro line lower level to the north. To east lower level towards the River Tyne. Any development could help to reduce discharge rates. Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: N/A RAG outcome:
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 54, SHLAA reference: 284, East George Street, North Shields (part of the East George Street and surrounding area site) Potential land use: Use 2) Employment

Total Site Area (ha): 0.87

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	<p>Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: Employment uses would contribute to job creation.</p> <p>Mitigation: n/a</p> <p>RAG outcome:</p>

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Amber
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			transport infrastructure will be able to cope with continued use of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.
	14b) Can development help to minimise waste generation?	n/a	
			Mitigation: No applicable.
			RAG outcome: Not Applicable
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?		This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this site. To retain the site in this use would have a neutral impact on the surrounding landscape. If a more coherent scheme came forward, that took into account the mitigation, this site could have a positive impact on the surrounding landscape. 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?	Yes	Comments: No known issues. Metro line lower level to the north. To east
	If no, which type?	n/a	

	17b) Is the site free from historic recorded flood events?	Yes	lower level towards the River Tyne. Any development could help to reduce discharge rates. Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS - reduction in the discharge rates would be sought as water would have to go into the local network. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in current use. A sensitive end use is required. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	Yes	A detailed site survey is required. RAG outcome:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses. Mitigation:
	19b) Would development avoid creation of noise pollution?	In part	Design and layout techniques including sound insulation. RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: 55, SHLAA reference: 285, Hutson St. / East George St. Block, North Shields Potential land use: Use 2) Employment (part of the East George Street and surrounding area site)

Total Site Area (ha): 0.45		Ward: Tynemouth	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			transport infrastructure will be able to cope with continued use of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.
	14b) Can development help to minimise waste generation?	n/a	
			Mitigation: No applicable.
			RAG outcome: Not Applicable
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?		is developed site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is currently comprises of a variety of small, individual industrial businesses. It is mainly in an area of a similar nature, but is on the edge of residential development. There is an existing non-designated heritage asset on this site, a nineteenth century house which once would have been part of a wider terrace. To retain the site in this use would have a neutral impact on the surrounding landscape. If a more coherent scheme came forward, that took into account the mitigation, this site could have a positive impact on the surrounding landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	Yes	Comments:

to people and property.	If no, which type?	n/a	No known issues. To east lower level towards the River Tyne. Any development could help to reduce discharge rates off site. Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against. Mitigation: A detailed site survey is required. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses. Mitigation: Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	In part	



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

**Local Plan Reference: 55, SHLAA reference: 285, Hutson St. / East George St. Block, North Shields Potential land use: Use 1) Residential
(part of the East George Street and surrounding area site)**

Total Site Area (ha): 0.45		Ward: Tynemouth	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	<p>Comments: Despite the economic benefits of residential development, a loss of a sustainably located site that provides employment opportunities would have a negative impact on Objective 1.</p> <p>Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.</p> <p>RAG outcome: Red</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.</p>

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

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		quality environment to live but the surrounding uses are all employment u
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of community facilities. Very close to a bus stop and within 750m-1km of a Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p> <p>Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle links across development. Consider use of masterplan to guide development</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	

			in the wider Tanner's Bank area including to look at sustainable transport solutions.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This developed site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is currently comprises of a variety of small, individual industrial businesses. It is mainly in an area of a similar nature, but is on the edge of residential development. There is an existing non-designated heritage asset on this site, a nineteenth century house which once would have been part of a wider terrace. Whilst housing here would represent a change in the current landscape, it is not inconsistent with the history of the area or the wider landscape. The heritage asset could also benefit, if incorporated, from a new scheme.</p> <p>Mitigation:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: No known issues. To east lower level towards the River Tyne. Any development could help to reduce discharge rates off site.
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation:



			N/A
			RAG outcome: Green

Local Plan Reference: 56, SHLAA reference: 282, Brewhouse Bank A, North Shields (part of the East George Street and surrounding area site) Potential land use: Use 2) Employment

Total Site Area (ha): 0.51

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	<p>Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough.</p> <p>Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.</p> <p>RAG outcome: Red</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
			<p>Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.</p> <p>RAG outcome:</p>

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			transport infrastructure will be able to cope with continued use of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.
	14b) Can development help to minimise waste generation?	n/a	
			Mitigation: No applicable.
			RAG outcome: Not Applicable
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?		<p>eloped site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this site. To retain the site in this use would have a neutral impact on the surrounding landscape. If a more coherent scheme came forward, that took into account the mitigation, this site could have a positive impact on the surrounding landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>No known issues. To east lower level towards the River Tyne. Any</p>
	If no, which type?	Surface	

		Water	development could help to reduce discharge rates off site.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. A sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 56, SHLAA reference: 282, Brewhouse Bank A, North Shields (part of the East George Street and surrounding area site) Potential land use: Use 1) Residential

Total Site Area (ha): 0.51

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	RAG outcome: Green
	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
SOCIAL			

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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a quality environment to live but the surrounding uses are all employment u
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of community facilities. Very close to a bus stop and within 750m-1km of a Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p> <p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle links</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			<p>across development. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the</p>
	14b) Can development help to minimise waste generation?	In part	

			design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this site. Residential development here, whilst it would be a change in the local landscape could have neutral impact overall. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: No known issues. To east lower level towards the River Tyne. Any development could help to reduce discharge rates off site.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: N/A



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: 57, SHLAA reference: 355, Tanners Bank West (N), North Shields (part of the East George Street and surrounding area site) Potential land use: Use 2) Employment

Total Site Area (ha): 2.18

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
			Mitigation:
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town Centre and 500m of Tynemouth District Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a 750m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use. Mitigation: n/a RAG outcome: Not Applicable
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes. Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it immediately near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.
	14b) Can development help to minimise waste generation?	n/a	

encouraging re-use, recycling and composting.			<p>Mitigation: No applicable.</p> <p>RAG outcome: Not Applicable</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into direpair and some of bustle has gone. Heriatge assets are located on the site and surrounding it, both designated and non-designated as well as archaeological remains. Developing the site for employment use would enable the site to regain its previous working atmosphere, which is what the Fish Quay and its surrounding area was initially developed for. It could also be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Topography of the site means high run off rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to the surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques.
			RAG outcome: Amber

Local Plan Reference: 57, SHLAA reference: 355, Tanners Bank West (N), North Shields (part of the East George Street and surrounding area site) Potential land use: Use 1) Residential

Total Site Area (ha): 2.18	Ward: Tynemouth	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	<p>Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.</p> <p>Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.</p> <p>RAG outcome: Red</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.</p>

			<p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		quality environment to live but the surrounding uses are all employment u
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of community facilities. Very close to a bus stop and within 750m of Tynemouth Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed, particularly given potential wider cumulative impacts of development in the area. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure</p>

			<p>any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle access across development. Work to continue to promote an integrated public transport system. Explore options to provide additional/re-routed bus services. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it immediately near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p>
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	<p>Mitigation: n/a</p>
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into direpair and some of bustle has gone. Heriatge assets are located on the site and surrounding it, both designated and non-designated as well as archaeological remains. Whist residential development would be a change in the</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			landscape, it could be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Topography of the site means high run off rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whist potentially contaminated the site has a number of different uses.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out.
			RAG outcome:

			Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A
			RAG outcome: Green

Local Plan Reference: 58, SHLAA reference: 280, Tanners Bank West (S), North Shields			Potential land use: Use 2) Employment
Total Site Area (ha): 1.85	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	<p>Comments: Located at a key gateway to the popular visitor area of the Fish Quay, this site at present harms the image of the area due to its vacancy and dereliction. Redevelopment of the site would significantly improve the image of the area and its attractiveness</p> <p>Mitigation: Heavy industry employment uses would not enhance the tourism image; offices or other "lighter" employment uses would be preferable.</p> <p>RAG outcome: Amber</p>
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	<p>Comments: All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	<p>Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough.</p> <p>Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.</p> <p>RAG outcome: Red</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.</p> <p>Mitigation: Ensure sufficient community participation, such as access to</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts have been vacant for some time. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain 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
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes. Mitigation: With site remaining in existing employment use no mitigation is required RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it immediately near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Some of the site is in use while other parts have been vacant for some time, the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into direpair and some of bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has direct veiws to Clifford's Fort scheduled monument. Developing the site for employment use would enable the site to regain its previous working atmosphere, which is what the Fish Quay and its surrounding area was initially developed for. It could also be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed. 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: Topography of the site means high run off rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>Mitigation:</p> <p>Development would have to mitigate against our land surface flow from Tanners Bank</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	<p>Mitigation:</p> <p>A detailed site survey is required.</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.</p>
	19b) Would development avoid creation of noise pollution?	In part	<p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>

Local Plan Reference: 58, SHLAA reference: 280, Tanners Bank West (S), North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 1.85	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Although designated in the UDP for employments uses, this site has been vacant and derelict for over 10 years. The Fish Quay is now a mixed use area, where residential uses sit side-by-side with other uses. It is not considered that housing development he 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.

			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	<p>Comments: Located at a key gateway to the popular visitor area of the Fish Quay, this site at present harms the image of the area due to its vacancy and dereliction. Redevelopment of the site would significantly improve the image of the area and its attractiveness</p> <p>Mitigation: n/a</p> <p>RAG outcome:</p>

			Amber
SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the
	7b) Will the development create a quality environment in which	In part	

strong identities and high levels of participation in community activities.	to live and/or work?		development of residential units on the site would help create a quality environment to live but the surrounding uses are all predominantl
	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. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre (500m) that both offer a good range of communitiy facilities. Very close to a bus stop and
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		within 750m of Tynemouth Metro Station.
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts have been vacant for some time. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used or redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>good local air quality through more efficient use of resources.</p>			<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed, particularly given potential wider cumulative impacts of development in the area. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p> <p>Mitigation:</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Explore options to provide additional/re-routed bus services. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it immediately near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste	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</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	capacity to accommodate growth. Some of the site is in use while other parts have been vacant for some time, the net impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into direpair and some of bustle has gone.
	16b) Would the development avoid having a significant impact	In part	

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>on the Borough's landscape character?</p>		<p>Located on the site are built and archaeological assets. It is also in the setting of other assets and has direct views to Clifford's Fort scheduled monument. Whilst residential development would be a change in the landscape, it could be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: Topography of the site means high run off rates.</p>
	<p>If no, which type?</p>	<p>Surface Water</p>	
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	<p>Mitigation: Development would have to mitigate against our land surface flow from Tanners Bank</p>
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p>	<p>RAG outcome: Amber</p>
<p>18. To avoid the loss of the area's best and most versatile agricultural land</p>	<p>18a) Will the site bring contaminated land back into beneficial use?</p>	<p>In part</p>	<p>Comments: Whilst potentially contaminated the site has a number of different uses.</p>
	<p>18b) Would development avoid potential increase to levels of</p>	<p>Yes</p>	

and bring contaminated land back into beneficial use.	contamination?		Mitigation: A detailed site investigation must be carried out. RAG outcome: Green
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: N/A RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 59, SHLAA reference: 281, Tanners Bank East, North Shields			Potential land use: Use 2) Employment
Total Site Area (ha): 1.17	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.
			Mitigation: Heavy industry employment uses would not enhance the tourism image; offices or other "lighter" employment uses would be preferable.
			RAG outcome: Amber
SOCIAL			
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of community facilities. Very close to a bus stop and within 750m of Tynemouth Metro Station. Mitigation would be required to accommodate Mitigation: Provision of open space and allotments within the locality to be
	9b) Is the site easily accessible and well served by public transport?	Yes	

			provided.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, most of this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station fairly nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p> <p>Mitigation: With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	<p>Comments:</p>

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

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>Areas of designated open land are located on this site, and could be lost as part of development. The site is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has views to Clifford's Fort scheduled monument. Developing the site for employment use would enable the site to regain its previous working atmosphere, which is what the Fish Quay and its surrounding area was initially developed for. It could also be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: Topography of the site means high run off rates.</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation: Development would have to mitigate against our land surface flow from Tanners Bank</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site in use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation: A detailed site investigation is required.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution</p>

	19b) Would development avoid creation of noise pollution?	In part	<p>in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.</p> <p>Mitigation: Design and layout techniques including sound insulation.</p> <p>RAG outcome: Amber</p>
--	---	---------	---

Local Plan Reference: 59, SHLAA reference: 281, Tanners Bank East, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 1.17	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			<p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	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	<p>Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied are not very attractive and the development of residential units on the site would help create a
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		quality environment to live but the surrounding uses are predominantl
	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. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of communtiy facilities. Very close to a bus stop and within 750m of Tynemouth Metro Station. Mitigation would be required to
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			acco
			Mitigation: Provision of open space and allotments within the locality to be provided.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	However, most of this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
			Mitigation: Encourage use of sustainable building practices in development,

through more efficient use of resources.			<p>for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station fairly nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p> <p>Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to	Yes	

	accommodate growth?		<p>Ensure appropriate routes for pedestrian and cycle links across development. Work to continue to promote an integrated public transport system. Explore options to provide additional/re-routed bus services. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site. It is close to the SSSI along the river and it forms part of a wildlife corridor; however, as a brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, nor would its redevelopment serve to significantly disturb nearby protected species or habitats.</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,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to</p>
	14b) Can development help to minimise waste generation?	In part	

recycling and composting.			<p>neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: Areas of designated open land are located on this site, and could be lost as part of development. The site is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone.</p>
	16b) Would the development avoid having a significant impact	In part	

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>on the Borough's landscape character?</p>		<p>Located on the site are built and archaeological assets. It is also in the setting of other assets and has views to Clifford's Fort scheduled monument. Whilst residential development would be a change in the landscape, it could be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: Topography of the site means high run off rates.</p>
	<p>If no, which type?</p>	<p>Surface Water</p>	
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	<p>Mitigation: Development would have to mitigate against our land surface flow from Tanners Bank</p>
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p>	<p>RAG outcome: Amber</p>
<p>18. To avoid the loss of the area's best and most versatile agricultural land</p>	<p>18a) Will the site bring contaminated land back into beneficial use?</p>	<p>In part</p>	<p>Comments: Whilst potentially contaminated the site has a number of different uses.</p>
	<p>18b) Would development avoid potential increase to levels of</p>	<p>Yes</p>	

and bring contaminated land back into beneficial use.	contamination?		Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: N/A
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 59, SHLAA reference: 281, Tanners Bank East, North Shields		Potential land use: Use 3) Retail	
Total Site Area (ha): 1.17	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a	RAG outcome: Green
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.	
			Mitigation: n/a	
			RAG outcome: Amber	
SOCIAL				
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.	
	5b) Will site development provide for training opportunities and	In part		

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre (500m) that both offer a good range of communitiy facilities. Care would need to be taken in reflection of whetehr there are sequentially preferable site in Tyn Mitigation: Provison of open space and allotments within the locality to be provided. RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, most of this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain 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
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is reasonably located for public transport, with both bus services and North Shields station fairly nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p> <p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle links across development. Work to continue to promote an integrated public transport system. Explore options to provide additional/re-routed bus services. Consider use of masterplan to guide</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	

			development in the wider Tanner's Bank area including to look at sustainable transport solutions.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site. It is close to the SSSI along the river and it forms part of a wildlife corridor; however, as a brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, nor would its redevelopment serve to significantly disturb nearby protected species or habitats.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of

			<p>construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: Areas of designated open land are located on this site, and could be lost as part of development. The site is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into dispair and some of bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has veivs to Clifford's Fort scheduled monument. Whilst developing the site would help to regain the previous working atmosphere to the area, it is</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			considered that a large retail development would be out of keeping with the surrounding landscape. However, if the units on the site were redeveloped for retail uses and further small units developed, this could be more appropriate.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Topography of the site means high run off rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	in part	
	18c) Would development avoid the loss of the best and most	yes	Mitigation: A detailed site investigation must be carried out to establish if

use.	versatile agricultural land?		<p>the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant due to surrounding uses.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	in part	

Local Plan Reference: 60, SHLAA reference: 312, Stephenson House, Stephenson Street, North Shields **Potential land use: Use 1) Residential**

Total Site Area (ha): 0.10

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and

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

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The office building is adjacent to some traditional terraces and sits within close proximity of town centre facilities. Development of the site for residential development would contribute towards
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		the community identity of the area with greater activity
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open green space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is a large, 5 storey, modern development block, which sharply contrasts with its Georgian New Town surroundings. It located within a conservation area and is in the setting of St. Columba's, a listed church. At present the current building does not compliment its historic surroundings, whereas a new development could provide an opportunity to remedy this. Northumberland Square was originally built designed for houses and many of the buildings, although converted to other uses, have still retained their Georgian town house design. Development here could have a positive impact on the landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>Mitigation:</p> <p>Any development would have to try to attenuate the surface water run off from the site.</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	<p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No evidence of noise pollution. Residential development would not increase</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation:</p> <p>N/A</p> <p>RAG outcome:</p> <p>Green</p>

Local Plan Reference: 60, SHLAA reference: 312, Stephenson House, Stephenson Street, North Shields **Potential land use: Use 2) Employment**

Total Site Area (ha): 0.10

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located, town centre location, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that be acceptable for employment use with close proximity to facilities and services. Also every well located for bus and Metro. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if the building stays in use as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to	Yes	Mitigation: With site remaining in existing employment use no mitigation is required

	accommodate growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if the building stays in use as employment. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open green space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is a large, 5 storey, modern development block, which sharply contrasts with its Georgian New Town surroundings. It located within a conservation area and is in the setting of St. Columba's, a listed church. At present the current building does not compliment its historic surroundings, where as new development could provide an opportunity to remedy this. Many of the buildings surrounding Northumberland Square have been converted into different business uses, so this type of development on the site would be within the character of the area. Development here could have a positive impact on the landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation: Any development would have to try to attenuate the surface water run off from the site.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is in use. Sensitive end use required.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	<p>Mitigation: A detailed site survey required.</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 60, SHLAA reference: 312, Stephenson House, Stephenson Street, North Shields **Potential land use: Use 3) Retail**

Shields

Total Site Area (ha): 0.10

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail uses could contribute positively to the economy in this North Shields town centre site.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses support jobs.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that be acceptable for a range of main town centre uses with close proximity to other facilities and very accessible. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process particularly with regard to parking.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open green space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is a large, 5 storey, modern development block, which</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	shaply contrasts with its Georgian New Town surroundings. It located within a conservation area and is in the setting of St. Columba's, a listed church. At present the current building does not compliment its historic surroundings, where as new development could provide an opportunity to remedy this. Many of the buildings surrounding Northumberland Square have been converted into different business uses, so this type of development on the site would be within the character of the area. Development here could have a positive impact on the landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site. RAG outcome:

			Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 61, SHLAA reference: 314, Norfolk St/Stephenson St Car Parks Office, North Shields Potential land use: Use 1) Residential

Total Site Area (ha): 1.03

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and

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

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of uses with a public car park, office building and vacant office building. The development of the site for residential would help contribute to a harmonious community
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		with a mixture of residential and other town centre uses in the a
	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. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a

their needs.			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is largely in active use (some in use, some vacant) suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy

			generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with the issues of parking provision being critical.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
			Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including addressing issues with regard to town centre car parking.
			RAG outcome: Green
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>	
	14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (some in use, some vacant) the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
		14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace,</p>	
	15b) Would development avoid any impact upon areas of Green	Yes		

multifunctional green infrastructure as a community.	Belt?		which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a car park and modern, flat roofed government building. The car park forms a void in the surrounding Georgian, grid iron pattern whilst the building does not contribute to its historic surroundings. Both are in the setting of Northumberland Square conservation area, and a range of designated and non-designated heritage assets. Residential development could be appropriate in this location as it would be coherent with the surrounding area. It would also provide an opportunity to repair the built layout and build something more sympathetic to its historic landscape. It has the potential to be positive, providing the mitigation is followed.
	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	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Surface Water	Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site.
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A
			RAG outcome: Green

Local Plan Reference: 61, SHLAA reference: 314, Norfolk St/Stephenson St Car Parks Office, North Shields Potential land use: Use 3) Residential and Retail and Parking

Total Site Area (ha): 1.03

Ward: Tynemouth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments:</p> <p>Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land. However, the retention of car parking and new reta</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Amber</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments:</p> <p>Loss of jobs due to loss of existing employment site. However, new jobs would be created through the retail element of the proposal and residential development will support jobs in</p>

			<p>contruction and related industries.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Loss of some employment land but retail element would go some way to support economic boost/jobs. Residential development will support jobs in contruction and related industries and also bring new residents to improve prosperity of area, which currently s</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p> <p>Mitigation: n/a</p> <p>RAG outcome:</p>

			Not Applicable
SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a contribution towards the overall housing need of the borough including a good proportion of affordable homes to meet identified needs. Mitigation: Effective use of planning policy to ensure that design successful incorporates all land uses RAG outcome: Green
	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?	Yes	Comments: The site is a mixture of uses with a public car park, office building

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	and vacant office building. The development of the site for residential and retail would help contribute to a harmonious community with a mixture of residential and other town centre use
	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. 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?	yes	
			Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		access to public transport.
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: N/A
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use (some in use, some vacant) suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

use of resources.			<p>for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including consideration of parking needs.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including acceptable resolution of town centre parking issues.</p>

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

			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site comprises of a car park and modern, flat roofed government building. The car park forms a void in the surrounding Georgian, grid iron pattern whilst the building does not contribute to its historic surroundings. Both are in the setting of Northumberland Square conservation area, and a range of designated and non-designated heritage assets. Residential development with a retail element, could be appropriate in this location as it would be in keeping with the surrounding area. It would also provide an opportunity to repair the built layout and build something more sympathetic to its historic landscape. An appropriately designed car park, that was consistent with the overall scheme, could be suitable. It has the potential to be</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			positive, providing the mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: N/A RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 61, SHLAA reference: 314, Norfolk St/Stephenson St Car Parks Office, North Shields Potential land use: Use 2) Employment

Total Site Area (ha): 1.03		Ward: Tynemouth	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Whilst the loss of car parking could effect the vitality of the town centre, overall the use of this well located town centre site for continuing employment uses, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this some of this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain 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	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Site is already in use for employment and parking and transport infrastructure will be able to cope with continued use of this site for such purposes as long as the car parking element is retained.	
	12b) Is there a range of services and facilities within a reasonable distance?	Yes		Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes		With site remaining in existing employment use no mitigation is required as long as the retention of existing car parking is ensured. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green	
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes		
14. To reduce waste and improve waste	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	

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	capacity to accommodate growth. As an existing developed site (some in use, some vacant) the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a car park and modern, flat roofed government building. The car park forms a void in the surrounding Georgian, grid iron pattern whilst the building does
	16b) Would the development avoid having a significant impact	In part	

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>on the Borough's landscape character?</p>		<p>not contribute to its historic surroundings. Both are in the setting of a conservation area, designated and non-designated historic buildings. This type of development could be appropriate in this location as it would be consistent with the surrounding area. It would provide an opportunity to repair the built layout and build something more sympathetic to its historic landscape. It has the potential to be positive, providing the mitigation is followed.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p>
	<p>If no, which type?</p>	<p>Surface Water</p>	
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	<p>Mitigation:</p>
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p>	<p>Any development would have to try to attenuate the surface water run off from the site.</p> <p>RAG outcome: Amber</p>
<p>18. To avoid the loss of the area's best and most</p>	<p>18a) Will the site bring contaminated land back into beneficial use?</p>	<p>In part</p>	<p>Comments: Whilst potentially contaminated the site is in use.</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation: A detailed site survey is required.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 62, SHLAA reference: 311, Land at Albion Road, North Shields			Potential land use: Use 2) Employment and car parking
Total Site Area (ha): 0.25	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Whilst the loss of car parking could effect the vitality of the town centre, overall the use of this well located town centre site for continuing employment uses, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of	No	

	any watercourse or water body?		RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts are used as a car park. The net impact on greenhouse gas emissions is likely to be neutral if buildings are re-used and car parking remains. 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	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities
	12b) Is there a range of services and facilities within a	Yes	

options and make the best use of existing transport infrastructure.	reasonable distance?		offered in North Shields town centre. Continued use of this site for a mix of employment and car parking will have not have any significant impact upon existing transport infrastructure although parking issues may have to be considered.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: With site remaining in existing uses no mitigation is required</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	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. Some of the site is in use while other parts are used as a car park. The net impact on waste generation from the site will be neutral if buildings are re-u</p>
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	<p>Mitigation: n/a</p>
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site comprises of a listed building and a large car park. The building on the site, 12-20 Northumberland Square, forms a landmark within the conservation area it sits in and part of a palace front. To the rear, the car park creates a gap within the same conservation area and the setting of another. Many of the surrounding buildings have been converted into office and other</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			<p>similar uses, changing the nature of the Square from residential. This development would reinstate the the building into use and provide the opportunity to restore it. However, as the car park will remain, the break in the development on Albion Road will therefore be retained. From a landscape perspective, a smaller car park would provide the opportunity to repair some of the surrounding streetscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>Surface Water</p> <p>Yes</p> <p>In part</p>	<p>Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p> <p>Mitigation: Any development would have to try to attenuate the surface water run off from the site.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated site is in use.</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation: A detailed site investigation is required.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 62, SHLAA reference: 311, Land at Albion Road, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 0.25	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current cleared brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a

			<p>RAG outcome: Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>Mitigation: n/a</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	<p>RAG outcome: Green</p>
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	<p>Comments: This site is at a key gateway into Northumberland Square, which attracts visitors and for which there are aspirations to attract more. The site currently presents a poor image and redevelopment would significantly increase the area's attractiveness.</p>
			<p>Mitigation: n/a</p>
			<p>RAG outcome: Amber</p>

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is a mixture of uses and falls within an area that has a mix of uses. Recent residential development around Northumberland Square creates some residential in the proximity
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		of the site but it is largely offices and retail development. Residential Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: N/A
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts are used as a car park. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used and car park developed.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with parking issues requiring resolution.</p> <p>RAG outcome: Green</p>

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and	15a) Would development avoid the loss of designated open	Yes	<p>Comments:</p>

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 also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a listed building and a large car park. The building on the site, 12-20 Northumberland Square, forms a landmark within the conservation area it sits in and part of a palace front. To the rear, the car park creates a gap within the same conservation area and the setting of another. Residential development would reinstate the original use of the building, restore it and complete a gap in the streetscape. It could be positive providing the mitigation is followed. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current
	If no, which type?	Surface	

		Water	state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 62, SHLAA reference: 311, Land at Albion Road, North Shields			Potential land use: Use 3) Retail
Total Site Area (ha): 0.25	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail uses could contribute positively to the economy in this North Shields town centre site. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses support jobs. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Proposed use would provide a range of employment opportunities in an area that currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst retail use here could support visitors, the loss of the car park could also deter them.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	

	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that could accommodate a variety of different main town centre uses that could add to the overall range of community facilities and services in the town centre. Very well located accessible site close to bus stops and Metro Station. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts are used as a car park. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used and car park developed. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the 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:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with parking issues requiring resolution.</p> <p>RAG outcome:</p> <p>Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Some of the site is in use while other parts are used as a car park. The net impact on waste generation from the site will increase if buildings are re-use</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site comprises of a listed building and a large car park. The building on the site, 12-20 Northumberland Square, forms a landmark within the conservation area it sits in and part of a palace front. To the rear, the car park creates a gap within the same conservation area and the setting of another. Many of the surrounding buildings have been converted into estate agents and other similar uses, changing the nature of the Square from residential. This development would reinstate the the building into use and provide the opportunity to restore it. Retail development along Albion Road would enable this street to be continued in an appropriate way. It could be positive providing the mitigation is followed.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p> <p>Mitigation:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
	19b) Would development avoid creation of noise pollution?	in part	Mitigation: n/a



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: 63, SHLAA reference: 83, Site at Hawkey's Lane, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 1.48	Ward: Preston		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is partly disused and partly in use. The surrounding uses are NHS facilities and predominantly residential. Bringing the site forward for residential would help contribute towards a harmonious, crime free neighbourhood and with appropriate mitiga Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		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. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre with a variety of community facilities and access to public transport connections.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for public transport links, both bus and Metro, with a wide range of local services and facilities available in the vicinity. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space but an area that neighbours it is. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is adjacent to the Grade II listed outpatients building of the Victoria Jubilee Infirmary and war memorial. Both of these have historic features in their curtilage, which will need to be respected in any design. The character of the surrounding area should also be taken into account. Previously there were buildings on the site, so development here would help to fill in the empty space which has been left. Housing would not be out of keeping with the surrounding landscape as it is part of an established residential area, and providing the mitigation is followed should have a neutral impact on its surroundings.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Potential SuDS which would help improve discharge rates which in turn would help to reduce localised flooding issues.</p> <p>Mitigation:</p> <p>Yes - SuDS</p> <p>RAG outcome:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	In part	

	risk)		Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: n/a RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 63, SHLAA reference: 83, Site at Hawkey's Lane, North Shields			Potential land use: Use 2) Health (existing retained if required)
Total Site Area (ha): 1.48	Ward: Preston		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Healthcare use is considered to offer economic benefits to the borough, especially through employment opportunities. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Healthcare uses would provide/support a range of employment opportunities. Mitigation: n/a RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of existing use will not have an impact upon need for new homes in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of the North Shields Metro Station and a number of different bus services. Close proximity to supporting services in North Shields Town Centre. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if retained as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for public transport links, both bus and Metro, with a wide range of local services and facilities available in the vicinity. Transport infrastructure will be able to cope with continued use or redevelopment of this site for healthcare purposes.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to	Yes	Mitigation: With site remaining in existing healthcare use no mitigation is required

	accommodate growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if retained as current use. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space but an area that neighbours it is. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is adjacent to the Grade II listed outpatients building of the Victoria Jubilee Infirmary and war memorial. Both of these have historic features in their curtilage, which will need to be respected in any design. The character of the surrounding area should also be taken into account. Previously there were buildings on the site, so development here would help to fill in the empty space which has been left. Retaining the existing buildings would have a neutral impact on the landscape. Further development could have a positive impact on the site.
	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: Potential SuDS which would help improve discharge rates which in turn would help to reduce localised flooding issues.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Yes - SuDS RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: No evidence of noise pollution. Current use same as proposed use so no increase in noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 63, SHLAA reference: 83, Site at Hawkey's Lane, North Shields		Potential land use: Use 3) Retail	
Total Site Area (ha): 1.48	Ward: Preston		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>Within 750m of the North Shields Metro Station and a number of different bus services. Close proximity to supporting services in North Shields Town Centre. Mitigation would need to deal with the</p> <p>Mitigation:</p> <p>Open space provision would need to be provided with good linkages to the surrounding area.</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for public transport links, both bus and Metro, with a wide range of local services and facilities available in the vicinity. Given the potential scale of development and the jobs generated the impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to be neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space but an area that neighbours it is. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is adjacent to the Grade II listed outpatients building of the Victoria Jubilee Infirmary and war memorial. Both of these have historic features in their curtilage, which will need to be respected in any design. The character of the surrounding area should also be taken into account. Development here could have a substantial positive impact, and fill the sense of loss which has occurred through the missing buildings here. However, it is considered that a large retail development would not be coherent with the established residential grain in this area.</p> <p>Mitigation:</p> <p>Red</p> <p>RAG outcome:</p> <p>Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Potential SuDS which would help improve discharge rates which in turn would help to reduce localised flooding issues.</p> <p>Mitigation:</p> <p>Yes - SuDS</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	<p>Comments:</p> <p>Whilst potentially contaminated, site is currently in beneficial use</p>
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance. Would need to be sensitive to surrounding residential use.</p>
	19b) Would development avoid creation of noise pollution?	in part	
			<p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>

Local Plan Reference: 64, SHLAA reference: 315, Albion House, Albion Road, North Shields		Potential land use: Use 1) Residential	
Total Site Area (ha): 0.79	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	No	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	RAG outcome: Green
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.</p> <p>Mitigation: Ensure policies are applied to provide high quality design and affordable housing.</p> <p>RAG outcome: Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: The site is a mix of uses and the health centre has recently been refurbished whilst the offices appear vacant and the social club is unattractive. Residential development on the site in a predominantly residential area would help create a quality enviro</p> <p>Mitigation:</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
			Mitigation:
	8c) Would development avoid loss of existing open space?	yes	n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Less than 250m of North Shields Town Centre and therefore excellent access to a range of community facilities to meet their needs and excellent access to public transport connections.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation:
			n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space and is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Located on this block are a variety of buildings in different uses. It is situated in a traditional residential area. There is one non-designated asset on the site, and the remainder is a combination of different modern styles. It is also in the setting of Grade II listed Rosella Place and Camp Terrace Conservation Area. Residential development here could provide an opportunity to create a more cohesive scheme, that sits well in its surrounding landscape. Providing the mitigation is followed and the heritage asset retained, development could have a positive impact. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation: Any development would have to try to attenuate the surface
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	

	from historic flooding incidents or an area of identified flood risk)		water run off from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Local Plan Reference: 64, SHLAA reference: 315, Albion House, Albion Road, North Shields		Potential land use: Use 2) Employment	
Total Site Area (ha): 0.79	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8c) Would development avoid loss of existing open space?	yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>Excellent access to town centre facilities and bus and Metro stops</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation:</p> <p>N/A</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	<p>RAG outcome:</p> <p></p>

			Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Site is already in use for employment and transport infrastructure will be able to cope</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

transport infrastructure.			with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of</p>
	14b) Can development help to minimise waste generation?	In part	

			<p>construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space and is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Located on this block are a variety of buildings in different uses. It is situated in a traditional residential area, but it is not far from the town centre. There is one non-designated asset on the site, and the remainder is a combination of different modern styles. It is also in the setting of Grade II listed Rosella Place and Camp Terrace Conservation Area. Further development of an employment nature, such as the uses already established here, could provide an opportunity to create a more cohesive scheme, that sits well in its surrounding landscape. Providing the</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			mitigation is followed and the heritage asset retained, development could have a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: Any development would have to try to attenuate the surface water run off from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site survey is required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 64, SHLAA reference: 315, Albion House, Albion Road, North Shields		Potential land use: Use 3) Retail	
Total Site Area (ha): 0.79	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this town centre location helps contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Just on the edge of the town centre this site would have great access to the bus and Metro stops and also within such a close proximity to the town centre that bringing this site forward for main town centre uses (provided the appropriate assessments are carried out).
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly with regard to parking and access.	
	12b) Is there a range of services and facilities within a reasonable distance?	Yes		Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes		Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.	
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes		Mitigation: n/a
				RAG outcome: Green

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This developed site is not designated as open space and is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Located on this block are a variety of buildings in different uses. It</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	is situated in a traditional residential area, but it is not far from the town centre. There is one non-designated asset on the site, and the remainder is a combination of different modern styles. It is also in the setting of Grade II listed Rosella Place and Camp Terrace Conservation Area. Development of a residential nature, in individual buildings similar to what is there and the surrounding area, could provide an opportunity to create a more cohesive scheme, that sits well in its landscape. Providing the mitigation is followed and the heritage asset retained, development could have a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site. RAG outcome:

			Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 65, SHLAA reference: 323, Bingo Hall, Lovaine Place, North Shields		Potential land use: Use 2)Retail	
Total Site Area (ha): 0.12	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The positive economic benefits of retail use here would be balanced out by the loss of the Bingo Hall. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Amber
	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: The jobs created by retail use here would be balanced out by the loss of the Bingo Hall.
			Mitigation: n/a
			RAG outcome:

			Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: The area suffers from employment deprivation; however is it likely that a similar number of jobs would be created as lost. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: It is likely that more people would visit the Bingo Hall than a retail development, however, neither could be classed as a tourism facility.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on town centre uses, will make no contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Provided the retail and open space are developed with uses that conducive to deliver a high quality environment.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: In the heart of the town centre next to the Metro station this site could bring an important aspect of open space to the town that could benefit the communities needs but by retail development within such close proximity to other town centre uses it could Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. 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	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities
	12b) Is there a range of services and facilities within a	Yes	

options and make the best use of existing transport infrastructure.	reasonable distance?		offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is on the fringe of the traditional town centre, North Shields. Located on the site is a converted picture house that is
	16b) Would the development avoid having a significant impact	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		not designated. Whilst it is a large building, it was seen as the latest in cinema design and the internal features could have historic potential. Incorporating the bingo hall into the development would be beneficial for the asset. As it is situated within the town centre a retail development would be appropriate. Converting the bingo hall would result in a minimal change to the landscape, however, if it is lost then an appropriate scheme will be required so as not to have a negative impact on the surrounding landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site.
			RAG outcome: Amber

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site survey is required.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green
			RAG outcome: Amber

Local Plan Reference: 65, SHLAA reference: 323, Bingo Hall, Lovaine Place, North Shields		Potential land use: Use 1) Residential	
Total Site Area (ha): 0.12	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment uses. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	No	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

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

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.</p> <p>However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>Currently a bingo hall in a residential area so the development of the site for residential could help contribute towards creating a harmonious community and with appropriate mitigation to</p>
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		achieve high levels of community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	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. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is on the fringe of the traditional town centre, North Shields. Located on the site is a converted picture house that is not designated. Whilst it is a large building, it was seen as the latest in cinema design and the internal features could have historic potential. Incorporating the bingo hall into the development would be beneficial for the asset. Houses are established to the east of the site, therefore a residential use would be coherent in nature. Converting the bingo hall would result in a minimal change to the landscape, however, if it is lost then an appropriate scheme will be required so as not to have a negative impact on the surrounding landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
	Mitigation: Amber RAG outcome: Amber		
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from rail line and road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Residential developments would not increase noise levels. Mitigation: A noise survey would need to be submitted. RAG outcome: Amber

Local Plan Reference: 66, SHLAA reference: 299, Land at North Shields Metro, Russell Street, North Shields **Potential land use: Use 1) Residential**

Total Site Area (ha): 0.52	Ward: Tynemouth	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current cleared brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation. The site is very well placed for transport links.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant unattractive site is within a residential area and bringing it forward for residential development would help contribute towards creating a harmonious community and reduce the fear of anti-social behaviour or other offences by increasing overlo
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		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. 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?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. However there are constraints on access and parking which will need to be overcome including retention of turning area for taxis. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including acceptable solutions to access and parking issues and retention of facilities for taxis.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant</p>
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		<p>habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not a designated open space, although it does neighbour an area that it is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is</p>
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is associated with the adjacent Metro line and has little development on it. It is close to a non-designated former picture house and the gardens of Lovaine Place. It is also located on the fringe of North Shields town centre. Development could have a positive impact on these assets as it will fill in a gap site. Residential development would be in keeping with the surrounding area and, providing the mitigation is followed, has the potential to enhance the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Current topography would lead to problems of overland surface water.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>Mitigation:</p> <p>SuDS could be incorporated which could reduce localised flooding.</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Vacant brownfield land with potential contamination. Would bring contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>Potential noise pollution from rail line and road traffic noise.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>Design and layout techniques including sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>

Local Plan Reference: 66, SHLAA reference: 299, Land at North Shields Metro, Russell Street, North Shields **Potential land use: Use 2) Retail**

Total Site Area (ha): 0.52	Ward: Tynemouth	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use on this vacant site in the town centre would support this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use on this vacant site would support this objective.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail use will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Developing the site for retail could open up new opportunities for facilities and services provided a Mitigation: Provision of Open Space would need to be provided. RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.	
	12b) Is there a range of services and facilities within a reasonable distance?	Yes		Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes		Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.	
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes		Mitigation: n/a
				RAG outcome: Green

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not a designated open space, although it does neighbour an area that it is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is associated with the adjacent Metro line and has little development on it. It is close to a non-designated former picture house and the gardens of Lovaine Place. It is also located on the fringe of North Shields town centre. Development could have a positive impact on these assets as it will fill in a gap site. Small scale retail development could be in keeping with the surrounding area and, providing the mitigation is followed, and has the potential to enhance the landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Current topography would lead to problems of overland surface water.</p> <p>Mitigation:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	<p>SuDS could be incorporated which could reduce localised flooding.</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation is required.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques including sound insulation.
			RAG outcome: Green
			RAG outcome: Amber

Local Plan Reference: 67, SHLAA reference: 324, Land at Waldo Street, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 0.11	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. 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
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The garages are not an attractive feature and the development for residential would create a quality environment and with appropriate mitigation help to achieve higher levels of participation in community facilities. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
			Mitigation:
	8c) Would development avoid loss of existing open space?	yes	n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Extremely close to North Shields Town Centre with a range of community facilities and services and also excellent access to Metro and bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation:
			n/a
			RAG outcome: Green

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: N/A RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is occupied by garages at present, the net impact on greenhouse gas emissions is likely to increase if redeveloped for housing. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network although physical nature of the site may constrain access arrangements. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is occupied by garages at present, the net impact on waste generation from the site is likely increase if redeveloped for housing.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is located in the New Quay Conservation Area. It is also close to three Grade II listed buildings, a building on the local register and the non-designated remains of a nineteenth century church. The garages that currently form part of the site detract from the surrounding residential area and quayside. High quality development would therefore provide an opportunity to enhance the existing landscape and setting of assets. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Surface water a significant issue in this area which would need to be mitigated. Mitigation: Potential SuDS which has the ability to reduce the impact on the local area. RAG outcome:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

			Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potential contamination on vacant, brownfield land. Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 67, SHLAA reference: 324, Land at Waldo Street, North Shields			Potential land use: Use 2) Open space, recreation and leisure
Total Site Area (ha): 0.11	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant impact on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant impact on the above objective.
			Mitigation: n/a
			RAG outcome: Not Applicable

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	<p>Comments: This site is in an area that suffers from employment deprivation, but using this site for open space and recreation (whilst perhaps positively contributing to quality of life) will not have any significant impacts on employment levels in the area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>		
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a			
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a			
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a			
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: Whilst in the popular Fish Quay and New Quay area, the development of this site for open space uses is not considered to have a significant impact on tourism.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>		
			SOCIAL		
			5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close access to the town centre and bus and Metro links making the site accessible to many (who arrive from the top of the hill!)
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is occupied by garages at present, the net impact on greenhouse gas emissions is likely to increase if redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	bus and Metro services and for the complete range of facilities offered in North Shields town centre. Use of the site as open space will not have any significant impact upon existing transport infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>No mitigation required</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Redevelopment as open space could serve to have a positive impact on the area's ecology.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is occupied by garages at present, the net impact on waste generation from the site is likely increase if redeveloped .</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of</p>
	14b) Can development help to minimise waste generation?	No	

			<p>construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: This site is located in the New Quay Conservation Area. It is also close to three Grade II listed buildings, a building on the local register and the non-designated remains of a nineteenth century church. The garages that currently form part of the site detract from the surrounding residential area and quayside. Changing the site to open space has the potential to have a positive impact. It would enable the garages to be removed and create a pleasant frontage to the quayside.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			<p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: Surface water a significant issue in this area which would need to be mitigated.</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation: Potential SuDS which has the ability to reduce the impact on the local area.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is in active use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation: 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</p>

			emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 67, SHLAA reference: 324, Land at Waldo Street, North Shields			Potential land use: Use 3) Retail
Total Site Area (ha): 0.11	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the amount of services in the proximity it may add to the e Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is occupied by garages at present, the net impact on greenhouse gas emissions is likely to increase if redeveloped for housing. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network although physical nature of the site may constrain access arrangements. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including resolution of satisfactory parking.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is occupied by garages at present, the net impact on waste generation from the site is likely increase if redeveloped for housing.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
15b) Would development avoid any impact upon areas of Green Belt?	Yes		
15c) Would the site afford sufficient access to existing green	Yes		
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.			

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is located in the New Quay Conservation Area. It is also close to three Grade II listed buildings, a building on the local register and the non-designated remains of a nineteenth century church. The garages that currently form part of the site detract from the surrounding residential area and quayside. Whilst development would be beneficial for the site, it is considered that it would be out of keeping with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Surface water a significant issue in this area which would need to be mitigated.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Potential SuDS which has the ability to reduce the impact on the local area.
			RAG outcome:

			Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	in part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 68, SHLAA reference: 85, Land at 26-37 Clive Street, North Shields			Potential land use: Use 2) employment
Total Site Area (ha): 0.30	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: This site is within the New Quay and Fish Quay, which is popular with visitors. The site currently presents a poor image and redevelopment would significantly increase the area's attractiveness.
			Mitigation: Heavy industries would not serve to enhance the tourism potential of the area. "Lighter" employment uses would be preferred in relation to this objective.
			RAG outcome: Amber
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Not scored highly due to being adjacent to the area being a mix of residential and employment uses. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
			Mitigation:
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location close to the town centre and a range of facilities nearby but the distance to the Metro would need to reflect the steep bank up to North Shields.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Property level protection RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes. Access to the Metro and a full range of services is available in North Shields but, although close in distance, it is a steep uphill walk to the town centre. However bus links can help to mitigate this. Although currently not in use the site has been used for employment purposes and transport infrastructure should be able to cope with with reinstatement for such purposes.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site currently houses light industrial units, although not all of the buildings are in use. New residential development has taken place to the east of the site. The site is located in both the New Quay and Fish Quay conservation areas and contains a relatively small non-designated industrial building that is of heritage interest. It is also close to three Grade II listed buildings. New development could be beneficial for the site, so it sits better in its modernised landscape as well as improve the quality of the heritage assets. Retaining an employment focus would be consistent with the current landscape would have a neutral impact, however a new development could bring a more cohesive scheme which could be of greater benefit.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site has been flooded by surface water and a tidal surge. Due to the location overland surface water could be directed from the development directly into the Tyne.</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	

			<p>Mitigation:</p> <p>Flood alleviation would need to be considered due to the location to the proximity to the Tyne.</p> <p>RAG outcome:</p> <p>Red</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Mitigation:</p> <p>A detailed site investigation is required.</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p>
	19b) Would development avoid creation of noise pollution?	In part	<p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>

Local Plan Reference: 68, SHLAA reference: 85, Land at 26-37 Clive Street, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 0.30	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Although designated in the UDP for employment use, this site has been vacant for many years. Redevelopment for housing will therefore not have a significant effect on the economy. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: This site is within the New Quay and Fish Quay, which is popular with visitors. The site currently presents a poor image and redevelopment would significantly increase the area's attractiveness.
			Mitigation: n/a
			RAG outcome: Amber

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: The site is in a former industrial area and there is some vacant</p>

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	land surrounding the site but the area has largely changed to a more residential area and as such the development of residential on the site would help to create a harmonious, crime free nei
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Extremely close to North Shields Town Centre with a range of community facilities and services and also excellent access to Metro and bus stops.
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation: Property level protection
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for existing bus routes. Access to the Metro and a full range of services is available in North Shields but, although close in distance, it is a steep uphill walk to the town centre. However bus links can help to mitigate this. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with parking arrangements being of particular concern.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including integration of on-site parking.</p> <p>RAG outcome:</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	

			Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site currently houses light industrial units, although not all of the buildings are in use. New residential deveThe site is located in both the New Quay and Fish Quay conservation areas and contains a relatively small non-designated industrial building that is of heritage interest. It is also close to three Grade II listed buildings. Development could be beneficial for the site, so it sits better in its modernised landscape as well as improve the quality of the heritage asset. A residential development would be consistent with the surrounding landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Mix of Sources	Comments: The site has been flooded by surface water and a tidal surge. Due to the location overland surface water could be directed from the development directly into the Tyne.
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: Flood alleviation would need to be considered due to the location to the proximity to the Tyne.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	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.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation:



			n/a
			RAG outcome: Green

Local Plan Reference: 68, SHLAA reference: 85, Land at 26-37 Clive Street, North Shields		Potential land use: Use 3) Retail	
Total Site Area (ha): 0.30	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a	RAG outcome: Green
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.	
			Mitigation: n/a	
			RAG outcome: Amber	
SOCIAL				
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.	
	5b) Will site development provide for training opportunities and	In part		

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the amount of services in the proximity it may add to the e Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Property level protection RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes. Access to the Metro and a full range of services is available in North Shields but, although close in distance, it is a steep uphill walk to the town centre. However bus links can help to mitigate this. Scale of potential development unlikely to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with parking arrangements being of particular concern.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including integration of on-site parking.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological</p>
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site currently houses light industrial units, although not all of the buildings are in use. New residential development has taken place to the east of the site. The site is located in both the New Quay and Fish Quay conservation areas and contains a relatively small non-designated industrial building that is of heritage interest. It is also close to three Grade II listed buildings. Whilst new development could be beneficial for the site, a residential development would not be consistent with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site has been flooded by surface water and a tidal surge. Due to the location overland surface water could be directed from the development directly into the Tyne.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	

			<p>Mitigation:</p> <p>Flood alleviation would need to be considered due to the location to the proximity to the Tyne.</p> <p>RAG outcome:</p> <p>Red</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.</p>
	18b) Would development avoid potential increase to levels of contamination?	in part	<p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p>
	19b) Would development avoid creation of noise pollution?	in part	



			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 69, SHLAA reference: 233, Fleur De Lis, Dock Road Industrial Estate, North Shields **Potential land use: Use 1) Residential**

Total Site Area (ha): 0.14

Ward: Riverside

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	<p>Comments: Although formally within employment use, this site has been now been cleared. Redevelopment for housing will therefore not have a significant effect on the economy.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p> <p>Mitigation: n/a</p>

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Vacant land adjacent to residential development that would benefit from residential on site to help improve the quality of the environment and reduce the fear of crime and anti-social behaviour. Mitigation would help contribute to achieving higher levels
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
		8c) Would development avoid loss of existing open space?	yes
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Extremely close to North Shields Town Centre with a range of community facilities and services and also excellent access to Metro and bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
	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	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. 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 greenspace, which is of an acceptable standard. Mitigation: n/a
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is vacant as the previous building has now been demolished. It is within an area of late twentieth century residential development, therefore new housing would be a continuation of the existing landscape. There are no heritage constraints on this site. Residential development would bring this site back into use, providing the mitigation is followed, will sit comfortably in the surrounding landscape and has the potential to enhance it. 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 is prone to surface water flooding, and there are know flooding issues to the south as you get closer to the Tyne. There are also no other reported flooding issues. Mitigation: Through the introduction of SuDS any over land issues from site could be mitigated.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potentially contaminated vacant, brownfield site. Would bring contaminated land back into use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: n/a
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 69, SHLAA reference: 233, Fleur De Lis, Dock Road Industrial Estate, North Shields **Potential land use: Use 2) Retail**

Total Site Area (ha): 0.14

Ward: Riverside

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the amount of services in the proximity it may add to the e
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development unlikely to be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome:

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>This site is vacant as the previous building has now been demolished. It is within an area of late twentieth century residential development, therefore new housing would be a continuation of the existing landscape. There are no heritage constraints on this site. Whilst this site is currently vacant, it is considered that a retail use would not be consistent with the surrounding residential grain.</p> <p>Mitigation:</p> <p>Red</p> <p>RAG outcome:</p> <p>Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site is located at a point where the road is nearing the Tyne, and is set higher than the road.</p> <p>Mitigation:</p> <p>The site could help to mitigate the surface water run off with an approved SuDS</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site survey is required.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and Layout techniques which include sound insulation.
			RAG outcome: Green

Local Plan Reference: 70, SHLAA reference: 288, Dock Road Industrial Estate, Lawson Street, North Shields **Potential land use: Use 1) Residential**

Total Site Area (ha): 4.25	Ward: Riverside	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1. However, it is known that this site at present is not fully operational.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and

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

SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this larger site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The current uses are a mixture of vacant and occupied premises

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	surrounded by residential properties and the development would help improve the quality of the environment and reduce the fear of crime and potential anti-social behaviour. Appropriate mitigation
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 500m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for bus services and is within easy reach of the Metro system and for the complete range of facilities offered in North Shields. Opportunity to link with the Smith's Dock development should be explored, particularly through pedestrian and cycle links. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and to adjacent areas.</p> <p>RAG outcome:</p>

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

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is located within the catchment for accessible, existing greenspace but is of low quality and value.</p> <p>Mitigation:</p> <p>Development should provide accessible greenspace that is of a high quality.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is currently in employment use and is surrounded by late twentieth century housing as well as a site prepared for development. A landmark in the landscape is the locally registered Wolsington public house, that due to the topography, is in a prominent feature. This building is of architectural and social significance. There are few buildings surrounding it, leaving it isolated. Residential development would be continuous with the surrounding landscape and would enhance the setting of the public house.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area is prone to surface water flooding. There is a known flood event nearby.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through site design and effective SuDS water could reduce the over land flow of water. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	



			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 70, SHLAA reference: 288, Dock Road Industrial Estate, Lawson Street, North Shields **Potential land use: Use 2) Employment**

Total Site Area (ha): 4.25

Ward: Riverside

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Not scored highly due to being adjacent to the area being a mix of residential and employment uses. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Amber
			RAG outcome:

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location close to the town centre and a range of facilities and services to meet the communities needs and also bus and Metro stops. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No change if current use remains.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services and is within easy reach of the Metro system and for the complete range of facilities offered in North Shields. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No change if current use remains. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is located within the catchment for accessible,
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		existing greenspace but is of low quality and value.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is currently in employment use and is surrounded by late twentieth century housing, as well as a site prepared for development. A landmark in the landscape is a locally registered Wolsington public house, that due to the topography, is in a prominent feature. This building is of architectural and social significance. There are few buildings surrounding it, leaving it isolated. Development of an employment nature would be continuous with the surrounding landscape. If it is carefully designed, the setting of the public house could be enhanced.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>A small area is prone to surface water flooding. There is a known flood event nearby.</p>
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	In part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through site design and effective SuDS water could reduce the over land flow of water. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated land is in current active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed, however unlikely in this instance due to surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques including sound insulation. RAG outcome: Amber

Local Plan Reference: 70, SHLAA reference: 288, Dock Road Industrial Estate, Lawson Street, North Shields **Potential land use: Use 3) Retail**

Total Site Area (ha): 4.25	Ward: Riverside	

ECONOMIC

<p>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.</p>	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre.</p> <p>Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.</p> <p>RAG outcome: Amber</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
<p>2. To increase the diversity and quality of jobs.</p>	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: Retail use supports jobs.</p> <p>Mitigation: n/a</p>

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

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the size of the site and the amount of services in the prox Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: otential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services and is within easy reach of the Metro system and for the complete range of facilities offered in North Shields. Opportunity to link with the Smith's Dock development should be explored, particularly through pedestrian and cycle links. Given scale of development proposed and number of jobs generated the proposed impacts of potential development on existing infrastructure would have to be assessed.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and to adjacent areas.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant</p>
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		<p>habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is located within the catchment for accessible, existing greenspace but is of low quality and value.</p>
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	In part	Development should provide accessible greenspace that is of a high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is currently in employment use and is surrounded by late twentieth century housing as well as a site prepared for development. A landmark in the landscape is a locally registered Wolsington public house, that due to the topography, is in a prominent feature. This building is of architectural and social significance. There are few buildings surrounding it, leaving it isolated. Retail development on the site would be out of keeping with the local surroundings as well as the borough's landscape. Large retail sites are not one of the main features of North Tyneside and this type of development here would not sit well in the landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Surface Water	A small area is prone to surface water flooding. There is a known flood event nearby.
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through site design and effective SuDS water could reduce the over land flow of water.
			Mitigation:
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated land is in use.
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise

	19b) Would development avoid creation of noise pollution?	in part	<p data-bbox="1332 202 2042 276">pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p> <p data-bbox="1332 300 2042 389">Mitigation: n/a</p> <p data-bbox="1332 400 2042 480">RAG outcome: Green</p>
--	---	---------	---

Local Plan Reference: 71, SHLAA reference: 302, Metro Sidings at Waterville Road, North Shields Potential land use: Use 2) Retail

Total Site Area (ha): 1.24

Ward: Riverside

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the size of the site and the amount of services in the prox
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the site in its current use, if developed for other town centre uses, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both bus services and North Shields station, lying adjacent to the Metro line. Also within walking distance of North Shields town centre and the complete range of services it provides. Potential scale of retail/town centre development and number of jobs generated could would require impacts on existing transport infrastructure would have to be assessed. Critically access issues and parking provision would need to be resolved.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

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

	space?		high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This brownfield site is used in association with the adjacent Metro line and does not contribute positively to the surrounding landscape. It is situated in an established area of twentieth century housing and it is considered that an employment use on this site would not be consistent with the surrounding residential grain. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: A small area of the site is prone to surface water flooding. The site is located at a higher level than the surrounding residential areas to the south. Mitigation: Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites. RAG outcome:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

			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. Vacant land so mitigation needed to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant in this instance due to surrounding retail and metro uses.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques including sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: 71, SHLAA reference: 302, Metro Sidings at Waterville Road, North Shields Potential land use: Use 1) Residential

Total Site Area (ha): 1.24	Ward: Riverside	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and unattractive surrounded by residential properties. Residential development would help improve the quality of the environment and reduce the fear of crime and potential anti-social behaviour. Appropriate mitigation would h
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
		8c) Would development avoid loss of existing open space?	yes
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 500m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the site in its current use, if developed for housing the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both bus services and North Shields station, lying adjacent to the Metro line. Also within walking distance of North Shields town centre and the complete range of services it provides. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly with regard to ensuring satisfactory access to the site from Waterville Road and/or Hylton Street.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant</p>
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use of the site, if developed for housing the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but it is of low value and quality.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	In part	Development should provide accessible greenspace that is of a high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This brownfield site is used in association with the adjacent Metro line and does not contribute positively to the surrounding landscape. New housing here would be a continuation of the surrounding traditional residential development and potentially not out of keeping with the surrounding landscape. There are no heritage constraints on this site. Residential development could provide an opportunity to enhance this vacant site, providing the mitigation is followed.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: A small area of the site is prone to surface water flooding. The site is located at a higher level than the surrounding residential areas to the south.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>Mitigation:</p> <p>Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Vacant land so mitigation needed to avoid increase in contamination levels.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No evidence of noise pollution. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation:</p> <p>n/a</p>



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: 71, SHLAA reference: 302, Metro Sidings at Waterville Road, North Shields Potential land use: Use3) Employment

Total Site Area (ha): 1.24	Ward: Riverside	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this well-located site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of site for employment purposes and/or development of currently unused land, including continued use for railway-related employment purposes, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area but with with potential conflict between future employment uses and predominant residential area. Mitigati Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close access to town centre of North Shields and some local shops. Also close access to Metro Station and bus stops. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the site in its current use, if developed for employment the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus services and North Shields station, lying adjacent to the Metro line. Also within walking distance of North Shields town centre and the complete range of services it provides. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure with particular focus on ensuring satisfactory access to the site from Waterville Road and/or Hylton Street.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, 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.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green

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

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>This brownfield site is used in association with the adjacent Metro line and does not contribute positively to the surrounding landscape. It is situated in an established area of twentieth century housing and it is considered that a retail development on this site would not be consistent with the surrounding residential grain.</p> <p>Mitigation:</p> <p>Red</p> <p>RAG outcome:</p> <p>Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	<p>Comments:</p> <p>A small area of the site is prone to surface water flooding. The site is located at a higher level than the surrounding residential areas to the south.</p> <p>Mitigation:</p> <p>Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Vacant land so</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	mitigation needed to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p>
	19b) Would development avoid creation of noise pollution?	In part	<p>Mitigation:</p> <p>Design and layout techniques including sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>

Local Plan Reference: 72, SHLAA reference: 344, Gasometer at Minton Lane, North Shields			Potential land use: Use 2) Employment
Total Site Area (ha): 1.63	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this well-located site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment/industrial purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and unattractive surrounded by a primary school to the north, residential to the east and open space to the west with some residential. The site to the south is also vacant. employment development would help improve the quality Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 750m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both bus services and the Metro system.</p> <p>Within walking distance of North Shields town centre and the complete range of services it provides. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site neighbours open space but is not designated as such. It is not located in the Green Belt. The site is within the catchment for accessible greenspace, but it is of a low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Development should include accessible greenspace that is of a high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is situated in an established area of twentieth century housing in Chirton. Whilst the site is currently not in a residential
	16b) Would the development avoid having a significant impact	No	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		use, it is considered that an employment focused development on this site would not be consistent with the surrounding residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A large part of the site is prone to surface water flooding. The site is brownfield and any development would have to improve the attenuation off water from the site. Mitigation: Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated 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 development would need to be mitigated in order to avoid increase to levels of contamination. Mitigation: A detailed site investigation must be carried out to establish if
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	

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

Local Plan Reference: 72, SHLAA reference: 344, Gasometer at Minton Lane, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 1.63	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The gasometer is no longer required and does not contribute to the Borough's economy. Therefore it is considered that housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and unattractive surrounded by a primary school to the north, residential to the east and open space to the west with some residential. The site to the south is also vacant. Residential development would help improve the quali
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Green</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>The site is within 750m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for both bus services and the Metro system. Within walking distance of North Shields town centre and the complete range of services it provides. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

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

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>New housing here would be a continuation of the surrounding traditional residential development and potentially not out of keeping with the surrounding landscape. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>A large part of the site is prone to surface water flooding. The site is brownfield and any development would have to improve the attenuation off water from the site.</p> <p>Mitigation:</p> <p>Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Potentially difficult contamination to deal with.</p>
	18b) Would development avoid potential increase to levels of	In part	

and bring contaminated land back into beneficial use.	contamination?		<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Amber</p>
	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	<p>Comments:</p> <p>No evidence of noise pollution. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>Any development would require effective on site mitigation measures.</p> <p>RAG outcome:</p> <p>Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 73, SHLAA reference: 345, Land at Minton Lane, North Shields			Potential land use: Use 2) Employment and open space
Total Site Area (ha): 0.75	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this well-located site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on employment, will not make a contribution towards the overall housing need of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Appropriate mx of employment and open space could develop a scheme whereby any adverse impacts of a employment use could be mitigated to a degree by the open space. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
			Mitigation:
			n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 750m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>N/A</p> <p>RAG outcome:</p> <p>Amber</p>
	11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	<p>11a) Could development minimise and be resilient to impacts of climate change?</p> <p>11b) Could development help to minimise emissions of greenhouse gases?</p>	<p>In part</p> <p>No</p>
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both bus services and the Metro system.</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	Within walking distance of North Shields town centre and the complete range of services it provides. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
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. Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space. Retention of open space is positive with regards to this objective.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Comments: The development is located on designated open space. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space will need to be found within the same area of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character,	15c) Would the site afford sufficient access to existing green space?	Yes	
	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is situated in an established area of twentieth century housing in Chirton. Whilst it would be beneficial to retain some of the open space currently on the site, is considered that an
	16b) Would the development avoid having a significant impact	No	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		employment focused development would not be consistent with the surrounding residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A large part of the site is prone to surface water flooding. The site is brownfield and any development would have to improve the attenuation of water from the site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through site design and an effective SuDS to hold water and attenuate into the local network. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Vacant land so mitigation necessary to avoid increase to levels of contamination. Open space, recreation and leisure would not increase contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to establish if

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

Local Plan Reference: 73, SHLAA reference: 345, Land at Minton Lane, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 0.75	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and surrounded by a leisure centre to the west and residential to the south and east. The site to the north is also vacant. Residential development would help improve the quality of the environment and reduce the fear of crim
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
		8c) Would development avoid loss of existing open space?	yes
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 750m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus services and the Metro system. Within walking distance of North Shields town centre and the complete range of services it provides. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: The development is located on designated open space. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space will need to be found within the same area of the borough.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is designated as open space and does provide a good green break in the landscape. Much of the surrounding landscape is residential development, therefore if this site were to be developed as such it would not be out of keeping with the surrounding area. There are no heritage constraints on this site. If development followed the mitigation it could have a neutral impact on the landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A large part of the site is prone to surface water flooding. The site is brownfield and any development would have to improve the attenuation of water from the site. Mitigation: Through site design and an effective SuDS to hold water and attenuate into the local network. RAG outcome:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

			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	<p>Comments:</p> <p>Would bring potentially contaminated land back into use. Potential increase in the level of contamination would be mitigated against.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	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	<p>Comments:</p> <p>No evidence of noise pollution. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>Any development would require effective on site mitigation measures.</p> <p>RAG outcome:</p>
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 74, SHLAA reference: 97, Site 18R, Royal Quays, North Shields			Potential land use: Use 1) Residential
Total Site Area (ha): 1.39	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: This site is located in a position prominent to visitors arriving via the River Tyne. However, the site is neutral in character at present and so it is considered that development here would not represent an opportunity to improve the area's appeal. Overa
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.</p> <p>However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments:</p> <p>The site is vacant but appears to be an established green area but still regarded as brownfield land. The development for residential would help to increase the natural surveillance in the area and</p>
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		improve the environment as a place to live and relax for
	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. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than 750m. It also is over 1km from a Metro station but close to a bus stop.
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			<p>Mitigation: Contribution to current facilities, improved public transport.</p> <p>RAG outcome: Amber</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	<p>Comments: Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>RAG outcome: Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high</p>

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably well located for public transport links although the local topography could be limiting. Additional bus services may be available as part of link with Smith's Dock development. Limited range of local facilities although again regeneration of wider area may improve this. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to Smith's Dock site.</p> <p>RAG outcome:</p>

			Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. Although green space and a small part is within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	Yes	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The development is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is in the setting of the Grade II* listed Accumulator Tower and Grade II listed Locks and Lock Gates in Albert Edward Docks. The Accumulator Tower is a key feature in this landscape. Buildings were present here in the early twentieth century, so although it is a green area now, development on this site may not be out of context. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is located adjacent to the River Tyne. Potential for fluvial flooding and surface water from the residential properties to the north which are at a higher level.
	If no, which type?	Mix of Sources	

	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	<p>Mitigation: Flood defences adjacent to the Tyne and to the northern boundary of the site to divert water towards the Tyne.</p> <p>RAG outcome: Red</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Potentially contaminated vacant brownfield land. Would bring contaminated land back into use.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: No evidence of noise pollution. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	



			Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Green

Local Plan Reference: 74, SHLAA reference: 97, Site 18R, Royal Quays, North Shields			Potential land use: Use 2) Open Space, Leisure, Recreation
Total Site Area (ha): 1.39	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: No jobs to be created unless there is an element of built recreation that would require staffing.
			Mitigation: n/a
			RAG outcome:

			Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: No jobs or economic boost to be created unless there is an element of built recreation that would require staffing and attract visitors. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Potential to attract visitors depending on the development pursued.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and	n/a	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on open space and leisure provision, will not make a contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than 750m. It also is over 1km from a Metro station but close to a bus stop but the inclusion of additional open sp Mitigation: Contribution to current facilities, improved public transport. RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne</p> <p>RAG outcome:</p> <p>Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site for leisure could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is reasonably well located for public transport links although the local topography could be limiting. Additional bus services may be available as part of link with Smith's Dock development. Limited range of local facilities although again regeneration of wider area may improve this. Use of the site as open space will not have any significant impact upon existing transport infrastructure.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>No mitigation required</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is a green space and a small part is within a wildlife corridor, but it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Nonetheless, the retention of open space is positive.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	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
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is in the setting of the Grade II* listed Accumulator Tower and Grade II listed Locks and Lock Gates in Albert Edward Docks. The Accumulator Tower is a key feature in this landscape. Buildings were present here in the early twentieth century but the site being used for open space and recreation allows for an attractive entrance into North Tyneside when arriving by boat.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site is located adjacent to the River Tyne. Potential for fluvial flooding and surface water from the residential properties to the north which are at a higher level.</p> <p>Mitigation:</p> <p>Flood defences adjacent to the Tyne and to the northern boundary of the site to divert water towards the Tyne.</p> <p>RAG outcome:</p> <p>Red</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	Yes	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring contaminated land back into use. Employment land may increase level of contamination and would need to be mitigated. Open space, leisure and recreation would not increase contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Residential sites nearby so employment uses would have to be mitigated. Open s
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques including noise insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 74, SHLAA reference: 97, Site 18R, Royal Quays, North Shields			Potential land use: Use 3) Employment
Total Site Area (ha): 1.39	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses support this objective. Mitigation: n/a RAG outcome: Green

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This area does not have an established character of one particular use but a mix of uses so the introduction of employment uses could create an attractive environment to live and work.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than 750m. It also is over 1km from a Metro station but close to a bus stop. Mitigation: Contribution to current facilities, improved public transport. RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne</p> <p>RAG outcome:</p> <p>Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is reasonably well located for public transport links although the local topography could be limiting. Additional bus services may be available as part of link with Smith's Dock development. Limited range of local facilities although again regeneration of wider area may improve this. Given the potential scale of development proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to Smith's Dock site.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Although green space and a small part is within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological</p>
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. 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 development is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is in the setting of the Grade II* listed Accumulator Tower and Grade II listed Locks and Lock Gates in Albert Edward Docks. The Accumulator Tower is a key feature in this landscape. Buildings were present here in the early twentieth century, so although it is a green area now, development on this site may not be out of context. Screening may be appropriate to ensure an attractive landscape is maintained as part of the marina. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is located adjacent to the River Tyne. Potential for fluvial flooding and surface water from the residential properties to the north which are at a higher level. Mitigation: Flood defences adjacent to the Tyne and to the northern boundary of the site to divert water towards the Tyne.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	No	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 75, SHLAA reference: 198, Land at Coble Dene, Royal Quays, North Shields Potential land use: Use 2) Employment

Total Site Area (ha): 0.24	Ward: Riverside	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments:</p> <p>This development would support employment and the economy in the Borough , although this particular area does not suffer from employment deprivation.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments:</p> <p>This site is located in a position prominent to visitors arriving via the River Tyne. However, the site is neutral in character at present and so it is considered that development here would not represent an opportunity to improve the area's appeal. Over a</p>
			<p>Mitigation:</p> <p>n/a</p>
			<p>RAG outcome:</p> <p>Not Applicable</p>
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	<p>Comments:</p> <p>All development has the potential to contribute to growth in local</p>

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Developing this vacant site for would help to create a improved environment and create greater natural surveillance in the local area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than 750m. It also is over 1km from a Metro station but close to a bus stop and mitigation for the open space. Mitigation: Provision of open space on the site and linkages of the open space to surrounding area. RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes which also provide a direct link to the Metro system however the site is somewhat remote from the majority of services and facilities. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Development here would result in a loss of open land as the site is designated as such. It is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Replacement open space would need to be found within the

	space?		same area of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the locally registered Redburn Dene Park. As it is currently a brownfield site it does not contribute positively to the surrounding area and development could enhance this landscape. It is considered, however, that in this location employment use could be out of keeping with the surrounding open space, as existing employment uses are on the other side of the park. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation:
	If no, which type?	N/A	
	17b) Is the site free from historic recorded flood events?	Yes	A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	

			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. Vacant site so mitigation required to avoid increase to levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses. Mitigation: Design and layout techniques which include noise insulation.
	19b) Would development avoid creation of noise pollution?	In part	
			RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 75, SHLAA reference: 198, Land at Coble Dene, Royal Quays, North Shields Potential land use: Use 1) Residential			
Total Site Area (ha): 0.24		Ward: Riverside	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			<p>RAG outcome: Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: This site is located in a position prominent to visitors arriving via the River Tyne. However, the site is neutral in character at present and so it is considered that development here would not represent an opportunity to improve the area's appeal. Overa</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.</p> <p>However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments:</p> <p>Developing this vacant site for residential development would help to create a improved environment and create greater natural natural surveillance in the local area. The area is a</p>
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		mixture of different uses with a Retail Park, Leisure Park and Green space
	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. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is opposite the Royal Quays Retail Park that offers some facilities but the site is largely detached from community facilities and services to meet their needs. There is a bus stop with 250m of the site (and an international ferry terminal), but th
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well served by existing bus routes which also provide a direct link to the Metro system however the site is somewhat remote from the majority of services and facilities. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</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?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one. Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	No	Comments: Development here would result in a loss of open land as the site

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	is designated as such. It is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Replacement open space would need to be found within the same area of the borough.</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site forms part of the locally registered Redburn Dene Park. As it is currently a brownfield site it does not contribute positively to the surrounding area and development could enhance this landscape. There are some areas of residential development surrounding this site and new housing here could be a suitable continuation of this.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p>
	If no, which type?	N/A	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>Mitigation:</p> <p>A suitable SuDS system could be implemented to attenuate the water from the site.</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Potential increase in level of contamination would be mitigated against.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	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	<p>Comments:</p> <p>No evidence of noise pollution. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>Any development would require effective on site mitigation</p>
	19b) Would development avoid creation of noise pollution?	n/a	



			measures.
			RAG outcome: Green

Local Plan Reference: 76, SHLAA reference: 349, Wet 'N Wild and Star Bowl, Coble Dene, Royal Quays, North Shields		Potential land use: Use 2) Open Space, Leisure, Recreation	
Total Site Area (ha): 3.27	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No change.
	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:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No change
			Mitigation: n/a
			RAG outcome:

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development/redevelopment, including retention of existing leisure uses, will not make a contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local community by providing greater choice of with retail facilities to meet their needs.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities. Green space is within a suitable catchment. Development would involve loss of sports facility. Retention of facility. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is opposite the Royal Quays Retail Park that offers some facilities but the site is largely detached from community facilities and services to meet their needs. There is a bus stop is within 250m of the site and the Metro is within 750m. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne</p> <p>RAG outcome: Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Following investment facility has now reopened for leisure use.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	Good local bus links which also provide direct access to the Metro system. Limited range of local services and facilities in the local area. Scale of retail development and number of jobs generated could would require impacts on existing transport infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
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. Nonetheless, the retention of open space is positive.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site neighbours an area of open space, it is not designated as such. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is currently comprises of leisure facilities and is situated within a mixed use area. It is also within close proximity of the
	16b) Would the development avoid having a significant impact	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		ferry terminal. The site is in the setting of the locally registered Redburn Dene Park and does not contribute positively. By using this site as open space for leisure and recreation, it would extend the Redburn Dene Park and create a pleasant entrance into this area of North Tyneside. Good maintenance would be required to ensure it has a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is prone to surface water flooding. The site is brownfield, and the highway to the west is also prone to surface water flooding. With any development betterment should be sought. Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of	yes	

and bring contaminated land back into beneficial use.	contamination?		<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	in part	

Local Plan Reference: 76, SHLAA reference: 349, Wet 'N Wild and Star Bowl, Coble Dene, Royal Quays, North Shields **Potential land use: Use 1) Residential**

Total Site Area (ha): 3.27

Ward: Riverside

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Active leisure uses that contribute to the economy of the Borough. Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment and leisure sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and

			related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of jobs if leisure sites were redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: 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?	No	Comments: Facilities at present are a significant visitor attraction for the Borough. Their loss would work directly against the aims of this objective.
			Mitigation:

			No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable leisure sites across borough.
			RAG outcome: Red
SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is currently a water park and ten pin bowling centre in active use and within an area with no surrounding residential development that even with mitigation would be difficult to create a harmonious neighbourhood that would reduce crime and create
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. 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?	In part	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	yes	Ensure contributions for replacement facility.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is opposite the Royal Quays Retail Park that offers some facilities but the site is largely detached from community facilities and services to meet their needs. There is a bus stop is within 250m of the site and the Metro is within 750m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
			RAG outcome: Amber

11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Following investment facility has now reopened for leisure use. Good local bus links which also provide direct access to the Metro system. Limited range of local services and facilities in the local area. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			be assessed.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of
	14b) Can development help to minimise waste generation?	In part	

			<p>construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site neighbours an area of open space, it is not designated as such. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is currently comprises of leisure facilities and is situated within a mixed use area. It is also within close proximity of the ferry terminal. The site is in the setting of the locally registered Redburn Dene Park and does not contribute positively. Residential development here could be beneficial for the heritage asset and would be consistent with the surrounding landscape. Located on the top of a hill, low density development could enhance the existing landscape.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			<p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: The site is prone to surface water flooding. The site is brownfield, and the highway to the west is also prone to surface water flooding. With any development betterment should be sought.</p> <p>Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.</p> <p>RAG outcome: Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	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	<p>Comments: Would bring contaminated land back into use. Recommended for refusal for residential development by Environmental health due to an engineered containment cell under the carpark.</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</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 76, SHLAA reference: 349, Wet 'N Wild and Star Bowl, Coble Dene, Royal Quays, North Shields **Potential land use: Use 3) Employment**

Total Site Area (ha): 3.27

Ward: Riverside

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses support this objective.
			Mitigation: n/a
			RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments:</p> <p>Wet n Wild already contributes jobs. Redeveloping the whole site for employment uses would likely create more. However this area does not suffer from employment deprivation.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	no	<p>Comments:</p> <p>Wet n Wild attracts visitors from both within and beyond the Borough. Its loss would have a negative impact on tourism in the borough.</p>
			<p>Mitigation:</p> <p>No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable leisure sites across borough.</p>
			<p>RAG outcome:</p> <p>Red</p>
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	<p>Comments: All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	<p>Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.</p> <p>Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.</p> <p>RAG outcome: Red</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.</p> <p>Mitigation: Ensure sufficient community participation, such as access to</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. This site would involve the redevelopment of a built sports facility. Accessible green space is nearby, should workers want to use it. Mitigation: Ensure contributions for nearby replacement facilities. RAG outcome: Amber
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	In part	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is opposite the Royal Quays Retail Park that offers some facilities but the site is largely detached from community facilities and services to meet their needs. There is a bus stop with 250m of the site (and an international ferry terminal), but th Mitigation: n/a RAG outcome:
	9b) Is the site easily accessible and well served by public transport?	Yes	

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a RAG outcome: Not Applicable
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Following investment facility has now reopened for leisure use.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	Good local bus links which also provide direct access to the Metro system. Limited range of local services and facilities in the local area. Potential scale of employment development and number of jobs generated could would require impacts on existing transport infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
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.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in current use.
	14b) Can development help to minimise waste generation?	n/a	

encouraging re-use, recycling and composting.			<p>Mitigation: No applicable.</p> <p>RAG outcome: Not Applicable</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site neighbours an area of open space, it is not designated as such. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is currently comprises of leisure facilities and is situated within a mixed use area. It is also within close proximity of the ferry terminal. The site is in the setting of the locally registered Redburn Dene Park and does not contribute positively. An employment focuses development could be beneficial for the heritage asset and would be consistent with the surrounding landscape. Located on the top of a hill, low density development could enhance the existing landscape.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			<p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: The site is prone to surface water flooding. The site is brownfield, and the highway to the west is also prone to surface water flooding. With any development betterment should be sought.</p> <p>Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.</p> <p>RAG outcome: Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	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	<p>Comments: Whilst potentially contaminated, site is currently in beneficial use</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas</p>
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	

			emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 77, SHLAA reference: 91, Percy Main Bus Depot, Norham Road, North Shields **Potential land use: Use 1) Residential**

Total Site Area (ha): 0.45	Ward: Chirton	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	<p>Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.</p> <p>Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.</p> <p>RAG outcome: Red</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.</p>

			<p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Loss of jobs if employment site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment depr</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Mix of uses in the surrounding area that the site could contribute</p>

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	In part	towards but could also create tensions if the balance is not struck between introducing potential conflicting uses Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is close to local shops, schools and a GP. It has excellent links to the road network and public transport. Mitigation: n/a
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use.

			<p>Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Excellent links to local bus services and within walking distance of Percy Main station. There are a limited range of local facilities and services available in the local area however there is opportunity to link with wider mixed-use redevelopment of the West Chirton site. Scale of potential development in isolation not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Ensure appropriate routes for pedestrian and cycle links across development and also to the potential wider redevelopment of West Chirton. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>

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

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality.</p> <p>Mitigation:</p> <p>Development should provide accessible greenspace that is of a high quality.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>On the site is a non-designated interwar bus depot, which is in the setting of a light industrial unit of the same period. Whilst the buildings are of low historic significance, if they were incorporated into a scheme it would be beneficial for them. An established residential area is to the south of the site, so development of this sort would not be out of keeping with the surrounding landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	<p>Comments:</p>

to people and property.	If no, which type?	Surface Water	Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Potential un-known issues may arise due to previous use. A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise	19a) Would development be free from potential risk of noise	In part	Comments:

pollution.	pollution?		Noise assessment required. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques including noise insulation.
			RAG outcome: Amber

Local Plan Reference: 77, SHLAA reference: 91, Percy Main Bus Depot, Norham Road, North Shields **Potential land use: Use 2) Employment**

Total Site Area (ha): 0.45		Ward: Chirton	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of site as bus garage, or redevelopment of site for employment purposes, will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is close to local shops, schools and a GP. It has excellent links to the road network and public transport. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne</p> <p>RAG outcome:</p> <p>Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Excellent links to local bus services and within walking distance of Percy Main station. There are a limited range of local facilities and services available in the local area however there is opportunity to link with wider mixed-use redevelopment of the West Chirton site. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Ensure appropriate routes for pedestrian and cycle links across development and also to the potential wider redevelopment of West Chirton. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green</p>

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality. Mitigation:
	15c) Would the site afford sufficient access to existing green space?	In part	Development should provide accessible greenspace that is of a high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: On the site is a non-designated interwar bus depot, which is in the setting of a light industrial unit of the same period. Whilst the buildings are of low historic significance, if they were incorporated into a scheme it would be beneficial for them. An established industrial area is to the north of the site, so development of this sort would not be out of keeping with the surrounding landscape, although the site is more associated with the residential area to the south. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current
	If no, which type?	Surface	

		Water	state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Potential un-known issues may arise due to previous use. A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Different types of employment will be affected by noise pollution

	19b) Would development avoid creation of noise pollution?	In part	<p>in different ways. Noise pollution may or may not increase depending on the types of employment land developed. Development needs to be sensitive to surrounding residential area. Open space</p> <p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Amber</p>
--	---	---------	--

Local Plan Reference: 78, SHLAA reference: 63, West Chirton South, Norham Road, North Shields Potential land use: Use 1) Residential

Total Site Area (ha): 28.95

Ward: Chirton

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			<p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Loss of jobs if employment site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment depr</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Residential development will contribute towards the overall housing need of the borough. This strategic site has potential to deliver a significant number of new homes. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence	In part	<p>Comments:</p>

crime free neighbourhoods with strong identities and high levels of participation in community activities.	of crime and anti-social behaviour?		Not considered to sit well alongside existing uses in the area and not positively contributing towards a sustainable community.
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is close to local shops, schools and a GP. It has excellent links to the road network and public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	

facilities and services they require in meeting their needs.			n/a RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for existing bus routes and, although a little remote from Percy Main station, is very well linked to the Metro system by bus. There are a limited range of local services and facilities available but the site is some distance from a town centre. The strategic nature of the site means there will be opportunity to provide additional facilities through a mixed-use scheme. Given the number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed particularly the access onto Norham Road.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation: Proposed Metro extension - N'land Pk to Cobalt -would directly serve the site and increase accessibility. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed, particularly satisfactory access onto</p>

			Norham Road. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	

			<p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality.</p> <p>Mitigation: High quality, accessible greenspace should be included as part of any design.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site forms part of an industrial area to the north and west, whilst is more residential to the east and south. It is a large area that has been traditionally in employment use. Located on the site are non-designated, 1930's light industrial buildings relating to the WWII Ministry of Supply department. There are further industrial units across the site of various different designs and sizes, with scrubland interspaced. Also located on the site is the locally registered Tesco chimney. This is a landmark in the landscape due to its high visibility on the Coast Road. A major negative impact would occur if the chimney was lost, due to its significance. If the rest of the site was redeveloped, it would not</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>have an adverse impact on the surrounding landscape, providing the mitigation is complied with, due to the surrounding land uses.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p> <p>Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.</p> <p>RAG outcome: Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	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	<p>Comments: Whilst potentially contaminated the site is currently in beneficial use.</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</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	

	versatile agricultural land?		residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 78, SHLAA reference: 63, West Chirton South, Norham Road, North Shields				Potential land use: Use 2) Employment and retail
Total Site Area (ha): 28.95		Ward: Chirton		
ECONOMIC				
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green	
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a		
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes		
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes		
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.	
			Mitigation: n/a	
			RAG outcome: Green	

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on employment and retail, will not have a positive impact on the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to look at possibility for including an element of residential provision is provided as part of development RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is close to local shops, schools and a GP. It has excellent links to the road network and public transport. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne</p> <p>RAG outcome: Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use (some in use and some vacant) suggesting the net impact on greenhouse gas emissions may be low.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
	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:</p> <p>Site is excellently situated for existing bus routes and, although a little remote from Percy Main station, is very well linked to the Metro system by bus. There are a limited range of local services and facilities available but the site is some distance from a town centre. The strategic nature of the site means there will be opportunity to provide additional facilities through a mixed-use scheme. Whilst the site is currently in use for employment and retail there is opportunity for further development on vacant land and so the scale of development and potential number of jobs generated may necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Proposed Metro extension - N'land Pk to Cobalt -would directly serve the site and increase accessibility. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	In part	Development should provide accessible greenspace that is of a high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an industrial area to the north and west, whilst is more residential to the east and south. It is a large area that has been traditionally in employment use. Located on the site are non-designated, 1930's light industrial buildings relating to the WWII Ministry of Supply department. There are further industrial units across the site of various different designs and sizes, with scrubland interspaced. Also located on the site is the locally registered Tesco chimney. This is a landmark in the landscape due to its high visibility on the Coast Road. As the site is currently in employment use, developing the site further in this manner would not have a major impact on the landscape, providing it is of a similar size and scale. Further development could create a more cohesive scheme. A small retail element could also be appropriate, but a large retail area would be out of keeping with the surrounding landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the types of employment land developed. Development needs to be sensitive to surrounding residential area. Open space</p> <p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	in part	

Local Plan Reference: 79, SHLAA reference: 38, Langdale Gardens, Howdon			Potential land use: Use 2) Training (existing use)
Total Site Area (ha): 1.43	Ward: Howdon		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retention of a facility that trains the local population and supports jobs, thus supporting the local economy. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Facility trains local population and supports jobs.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Facility trains local population and supports jobs in an area that suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	No	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: Retention of training facility. Mitigation: n/a RAG outcome:
	5b) Will site development provide for training opportunities and skills development in the local community?	yes	
	5c) Will development provide and support high quality education facilities?	n/a	

	5d) Is there ease of access to existing educational facilities?	n/a	green
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site for training and education purposes, including any further development or redevelopment, will not have a positive impact on the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for 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?	yes	
	8c) Would development avoid loss of existing open space?	In part	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is not convenient to access a range of facilities and services but is close (within 500m) to some local shops and the primary school. There are bus stops close by but the Metro Station is over 1km away. The site includes open space and the develo Mitigation: Provision of open space and linkages to the surrounding area RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site well served by bus routes but is some distance from the Metro system. There are a satisfactory range of services available in the local area but it is over 1km to the nearest district centre. Continued use of the site for training and education purposes will not see an increased impact on transport infrastructure. Mitigation:
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing use for training and education purposes no mitigation is required RAG outcome:

			Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in current use. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The site is currently designated as open space, therefore development here would result in it being lost. It is not located in the Green Belt. Whilst the site is located within the catchment for accessible, existing greenspace it is that is at a sufficient Mitigation: Replacement open space should be found within the same area
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	In part	

	space?		of the borough. The development should include high quality green space. RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This training centre is on the fringe of a late twentieth century residential area. Retaining the site as a training centre would not result in a major change to the landscape and would have a neutral impact on the surrounding landscape. If a replacement facility is built then it would need to reflect the surrounding built design. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A very small area of the site is prone to surface water flooding. The are issues with surface water flooding on the highway to the north east of the site. Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site survey is required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: No noise pollution from current training use. Noise levels will not increase.
	19b) Would development avoid creation of noise pollution?	Yes	Mitigation: n/a RAG outcome: Green

Local Plan Reference: 79, SHLAA reference: 38, Langdale Gardens, Howdon		Potential land use: Use 1) Residential	
Total Site Area (ha): 1.43	Ward: Howdon		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits but when balanced against the loss of a sustainably located training facility that does provide some employment, an "in part" impact on Objective 1 is considered reasonable.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: If site was lost ensure that there is sufficient supply of sustainable similar facilities across borough and/or this facility is replaced elsewhere.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of some jobs due to loss of existing facility. However, residential development will support jobs in construction and related industries.

			<p>Mitigation: Seek to replace facility elsewhere in Borough.</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Loss of some jobs if site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: The site is currently in active use but is adjacent to a school to the</p>

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	north but residential to the east, south and west. Developing the site for residential would help support the existing community and with mitigation it would help achieve higher level
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In part	Ensure contributions for establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is not convenient to access a range of facilities and services but is close (within 500m) to some local shops and the primary school. There are bus stops close by but the Metro Station is over 1km away. The site includes open space and the
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			develo
			Mitigation: Provision of open space within the site or within close proximity.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site well served by bus routes but is some distance from the Metro system. There are a satisfactory range of services available in the local area but it is over 1km to the nearest district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green	
	14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
		14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	No	Comments: The site is currently designated as open space, therefore development here would result in it being lost. It is not located in the Green Belt. Whilst the site is located within the catchment for	
	15b) Would development avoid any impact upon areas of Green	Yes		

infrastructure as a community.	Belt?		accessible, existing greenspace it is that is at a sufficient
	15c) Would the site afford sufficient access to existing green space?	In part	<p>Mitigation:</p> <p>Replacement open space should be found within the same area of the borough. The development should include high quality green space.</p> <p>RAG outcome:</p> <p>Amber</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>This training centre is on the fringe of a residential development.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	<p>The area's landscape is characterised by late twentieth century housing therefore further homes on this site would not be inappropriate here. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p>
	If no, which type?	Surface Water	<p>A very small area of the site is prone to surface water flooding.</p> <p>The are issues with surface water flooding on the highway to the north east of the site.</p>
	17b) Is the site free from historic recorded flood events?	Yes	<p>Mitigation:</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	<p>A suitable SuDS system could be implemented to attenuate the</p>

	from historic flooding incidents or an area of identified flood risk)		water from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective on site mitigation measures. RAG outcome: Amber

Local Plan Reference: 80, SHLAA reference: 253, Bonchester Court, Battle Hill Drive, Wallsend		Potential land use: Use 2) Retail	
Total Site Area (ha): 0.22	Ward: Battle Hill		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to the district centre at Battle Hill and retail uses here may harm the vitality of that centre. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports local jobs.
			Mitigation: n/a

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a densely populated
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome: Amber
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services so the development of the site would be classed as edge of centre and would require the necessary impact and sequential tests but it does have excellent access Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

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

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
	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:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	<p>Comments:</p>

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: Located on the site is a twentieth century housing complex.

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	Housing design is very specific, in rectangular blocks, and is a feature of the townscape. There are no heritage constraints on this site. Retail development on this site would inconsistent with the residential grain and wider surrounding landscape.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area of the site is prone to surface water flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	A detailed site investigation must be carried out to establish if

use.	versatile agricultural land?		<p>the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p>
	19b) Would development avoid creation of noise pollution?	In part	<p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>

Local Plan Reference: 80, SHLAA reference: 253, Bonchester Court, Battle Hill Drive, Wallsend			Potential land use: Use 1) Residential
Total Site Area (ha): 0.22	Ward: Battle Hill		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential use replaced with residential use will have no significant impacts on this objective. 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?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently a residential block of flats in a residential area and the replacement with residential development would maintain and potentially strengthen the community identity and with mitigation achieve high levels of participation.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services with excellent access to bus services but a Metro Station is over 1.75km from the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's 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: Located on the site is a twentieth century housing complex.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	Housing design is very specific, in rectangular blocks, and is a feature of the townscape. There are no heritage constraints on this site. Residential development would be in keeping with the surrounding area, but it should be designed to be inkeeping with the surrounding area.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	Surface Water	A small area of the site is prone to surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	use.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No evidence of noise pollution. Residential development will not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>

Local Plan Reference: 81, SHLAA reference: 251, Beadnell Court, Battle Hill Drive, Wallsend		Potential land use: Use 2) Retail	
Total Site Area (ha): 0.22	Ward: Battle Hill		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to the district centre at Battle Hill and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this sit
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports local jobs.
			Mitigation: n/a

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a densely populated
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome: Amber
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services so the development of the site would be classed as edge of centre and would require the necessary impact and sequential tests but it does have excellent access Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

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

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
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.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site currently comprises of a housing complex. Located on a</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	corner site, in an established residential area, these flat roofed buildings are very different from the more traditional styles surrounding them. There are no heritage constraints on this site. Retail development on this site would inconsistent with the residential grain and wider surrounding landscape.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area of the site is prone to surface water flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Would bring contaminated land back into use. A sensitive end use is required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. RAG outcome: Green
	19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution? 19b) Would development avoid creation of noise pollution?	Yes In part

Local Plan Reference: 81, SHLAA reference: 251, Beadnell Court, Battle Hill Drive, Wallsend			Potential land use: Use 1) Residential
Total Site Area (ha): 0.22	Ward: Battle Hill		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential use replaced with residential use will have no significant impacts on this objective. 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?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently a residential block of flats in a residential area and the replacement with residential development would maintain and potentially strengthen the community identity and with mitigation achieve high levels of participation in community activities
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:

	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services with excellent access to bus services but a Metro Station is over 1.5km from the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site currently comprises of a housing complex. Located on a corner site, in an established residential area, these flat roofed buildings are very different from the more traditional styles surrounding them. There are no heritage constraints on this site. Residential development here would not be out of keeping with the surrounding landscape but should respect the surrounding area.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>A small area of the site is prone to surface water flooding.</p> <p>Mitigation:</p> <p>A suitable SuDS system could be implemented to attenuate the water from the site.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A detailed site survey is required. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 82, SHLAA reference: 192, Mullen Road and Depot, Battle Hill, Wallsend			Potential land use: Use 2) Council Depot, nursery
Total Site Area (ha): 1.14	Ward: Northumberland		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retention of a local employment site.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Council depot provides local jobs.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site as a council depot , including any further development or redevelopment for compatible employment uses, will not have a positive impact on the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is surrounded by residential development and employment use is not considered to be positive to the local area
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to a bus stop but is not in close proximity to a Metro Station (over 1.5km). There are some local facilities and services within the local area (within 500m) with Aldi , B&Ms, Post Office and primary school. Mitigation: Open space provision would need to be reflected in the scheme with linkages to the surrounding area. RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome:</p> <p>Green</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Well served by existing bus routes although some distance to the nearest Metro station. There are a limited range of services and facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	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.
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. Although within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is not designated as designated open space, it shares a boundary with an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is located to the rear of a number of houses and mature

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	planting, resulting in it being well screened from the road. As it currently is, the site does not contribute greatly to the landscape but does provide a break between residential areas. There are no heritage constraints on this site. Part of the site is already developed as a nursery, so this part of the proposal would have a neutral impact on the landscape. The council depot would represent further development but would not have a major impact on the surrounding area.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: An area of the site is prone to surface water flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated the site is in use. Recommended refusal.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Surrounding area residential. Nursery and council depot uses not considered to increase noise levels.
	19b) Would development avoid creation of noise pollution?	Yes	Mitigation: N/A
			RAG outcome: Green

Local Plan Reference: 82, SHLAA reference: 192, Mullen Road and Depot, Battle Hill, Wallsend				Potential land use: Use 1) Residential
Total Site Area (ha): 1.14		Ward: Northumberland		
ECONOMIC				
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits but when balanced against the loss of a sustainably located employment site (albeit, small scale), an "in part" impact on Objective 1 is considered reasonable. Mitigation: Depot provides Council services so must be relocated if this site were to be redeveloped. RAG outcome: Amber	
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a		
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part		
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part		
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of some jobs due to loss of existing facility. However, residential development will support jobs in construction and related industries.	

			<p>Mitigation: Depot provides Council services so must be relocated if this site were to be redeveloped.</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Loss of some jobs if site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation</p> <p>Mitigation: Depot provides Council services so must be relocated if this site were to be redeveloped.</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p> <p>Mitigation: n/a</p> <p>RAG outcome:</p>

			Not Applicable
SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	of crime and anti-social behaviour?		The site is surrounded by residential development with some designated open space to the west. Residential development on the site would positively contribute to the local area and help create a quality environment to live. The site is in part use and dev	
	7b) Will the development create a quality environment in which to live and/or work?	Yes		Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part		Ensure sufficient community 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, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green	
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes		
	8c) Would development avoid loss of existing open space?	Yes		
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to a bus stop but is not in close proximity to a Metro Station (over 1.5km). There are some local facilities and	
	9b) Is the site easily accessible and well served by public	Yes		

range of community facilities and services they require in meeting their needs.	transport?		services within the local area (within 500m) with Aldi , B&Ms, Post Office and primary school.
			Mitigation: Open space provision would need to be reflected in the scheme with linkages to the surrounding area.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Culverted watercourse travels through site
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as some of this site is currently in active use, it is likely that the net impact on greenhouse gas emissions will be low.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Well served by existing bus routes although some distance to the nearest Metro station. There are a limited range of services and facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>In part</p>	
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>Yes</p>	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>

			<p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. Although within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As half of the site is developed the net impact on waste generation from the site is likely to neutral increase slightly.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
	14b) Can development help to minimise waste generation?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst the site is not designated as designated open space, it shares a boundary with an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>This site is located to the rear of a number of houses and mature planting, resulting in it being well screened from the road. As it currently is, the site does not contribute greatly to the landscape but does provide a break between residential areas. There are no heritage constraints on this site. Situated in a residential area, further housing would not be out of keeping with the character of the surrounding area. It should be low density however, so this space does not become overdeveloped.</p> <p>Mitigation:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: An area of the site is prone to surface water flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst contaminated part of the site is currently in use. Recommended for refusal by contaminated land officer.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	



			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 85, SHLAA reference: 348, Portugal Place Block, High Street West, Wallsend Potential land use: Use 1) Residential and health, retail, leisure uses (part of sensitive development of site working with landowners)

Total Site Area (ha): 0.50	Ward: Wallsend	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	<p>Comments: A mostly vacant and unattractive group of buildings would benefit from a mixed use scheme that would improve the appearance of the town centre and bring in economic uses that would increase the vitality and vibrancy of the town centre.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: A mixed use scheme would contribute jobs.</p> <p>Mitigation: n/a</p>

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

	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs however integrating with other land uses could help to create a sustainable and viable development.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery and to look at the most appropriate balance of uses RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Mixed site with some premises vacant and others such as the health centre still in active use. Surrounding uses are predominantly residential and a comprehensive scheme incorporating some of the existing uses could bring about a more quality environment an
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments:
	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	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.
	8c) Would development avoid loss of existing open space?	Yes	Mitigation:
			Ensure contributions for healthcare facilities.
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments:
	9b) Is the site easily accessible and well served by public transport?	Yes	Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities.
			Mitigation:
			n/a
			RAG outcome:
			Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst the site is not designated as open space, a neighbouring area is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located at the end of Wallsend High Street. It marks the end of the established retail offer and is at the start of the residential area. Most of the residential area comprises of established terraces, but there is some more modern development as well. A mixed use scheme would not be out of keeping with surrounding area. The commercial development should be of a similar style to the present offer in terms of individual units and the residential area should reflect the existing housing style. Located on the site are three designated and non-designated heritage assets which should be involved as part of the development. It will also need to have consideration to the surrounding historic assets in the design scheme.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>A very small area of the site is prone to surface water flooding, but there are some known flooding issues to the south of the site. Metro embankment restricting the natural flow of water towards the Tyne.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation: SuDS could attenuate the run off rate.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase in the level of contamination would be mitigated against.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome: Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential risk of noise pollution. No increase in noise levels from residential development.</p> <p>Mitigation: A noise survey would need to be submitted.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 85, SHLAA reference: 348, Portugal Place Block, High Street West, Wallsend Potential land use: Use 2) Retail

Total Site Area (ha): 0.50	Ward: Wallsend	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: A mostly vacant and unattractive group of buildings would benefit from redevelopment improving the appearance of the town centre and bring in economic uses that would increase the vitality and vibrancy of the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: A retail scheme would contribute jobs.
			Mitigation: n/a
			RAG outcome:

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within Wallsend town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Bringing the site forward for development would potentially provide greater range of community facilities Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with, given location, issues of access and parking needing to be resolved.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst part of this site is greenfield, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located at the end of Wallsend High Street. It marks the end of the established retail offer and is at the start of the residential area. Most of the residential area comprises of established terraces, but there is some more modern development as well. A retail scheme would not be out of keeping with surrounding area - provided it is of a similar style to the present offer in terms of individual units. Located on the site are three designated and non-designated heritage assets which should be involved as part of the development. It will also need to have consideration to the surrounding historic assets in the design scheme. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A very small area of the site is prone to surface water flooding, but there are some known flooding issues to the south of the site. Metro embankment restricting the natural flow of water towards the Tyne.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>Mitigation:</p> <p>SuDS could attenuate the run off rate.</p> <p>RAG outcome:</p> <p>Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated site is in use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	<p>Mitigation:</p> <p>A detailed site investigation required.</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered significant due to surrounding retail and town centre uses.</p>
	19b) Would development avoid creation of noise pollution?	In part	<p>Mitigation:</p> <p>Design and layout techniques including sound insulation.</p> <p>RAG outcome:</p> <p>Green</p>

Local Plan Reference: 86, SHLAA reference: 328, Snooker Hall, Station Road, Wallsend		Potential land use: Use 2) Retail	
Total Site Area (ha): 0.10	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The site is close to but outside of the boundary of the town centre, and so retail uses here could serve to harm the main centre. The Hall currently holds an open and functioning leisure facility and so is already contributing to the local economy.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: The Hall currently holds an open and functioning leisure facility and so is already contributing local jobs; no significant net gain or loss is envisaged.

			Mitigation: n/a RAG outcome: Amber		
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: The area suffers from some employment deprivation but it is not considered that redevelopment of the pub/leisure facility would see significant net gain or loss of jobs. Mitigation: n/a RAG outcome: Amber		
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part			
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a			
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part			
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No significant link to tourism. Mitigation: n/a RAG outcome: Not Applicable		
			SOCIAL		
			5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is just on the edge of the town centre and therefore the necessary sequential and impact tests would need to be looked at to make sure that the development would not have a detrimental impact on the range of community facilities and services to m
	9b) Is the site easily accessible and well served by public transport?	Yes	

their needs.			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: Petrol Interceptor
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public 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	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This building is not on a plot designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: An impressive non-designated building is located on the site. The scale and design of this hall is unexpected in the terraced streets surrounding it. This building is also in the setting of the Grade II listed Buddle School and surrounding buildings. A major negative impact would occur if this building was lost. The building could be converted into a retail use, as there is a small retail offer in this section of the terraces. If the building were to be lost some individual retail units could be appropriate but would not be as consistent with the surrounding landscape. 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?	Yes	Comments: No known flood issues on site. Water flows unrestricted down Station Road at this point. Mitigation:
	If no, which type?	n/a	
	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	SuDS; restricting the amount of water entering the system during storm events. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use. Mitigation: A detailed site investigation is required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant due to current use and surrounding uses. Mitigation: Design and layout techniques including sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 86, SHLAA reference: 328, Snooker Hall, Station Road, Wallsend		Potential land use: Use 1) Residential	
Total Site Area (ha): 0.10	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits but when balanced against the loss of a sustainably located leisure facility that does provide some employment, an "in part" impact on Objective 1 is considered reasonable. Mitigation: 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: Loss of some jobs due to loss of existing facility. However, residential development will support jobs in construction and related industries. Mitigation: n/a

			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of some jobs if site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: 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: Whilst a leisure facility, it is not considered that it attracts a sufficiently wide interest to be considered as a contributor to the local tourism economy. No link.
			Mitigation: n/a
			RAG outcome: Not Applicable

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Current use looks unattractive and in a residential area so</p>

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	developing the site for residential could help to improve the environment of the area as a place to live and also reduce the fear of crime or a sense with a greater sense of community cohesion. M
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation:
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities.
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: Petrol Interceptor
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public 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	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This building is not on a plot designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation: n/a
	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: An impressive non-designated building is located on the site. The scale and design of this hall is unexpected in the terraced streets surrounding it. This building is also in the setting of the Grade II listed Buddle School and surrounding buildings. A major negative impact would occur if this building was lost. If the building was to be converted into residential use it would have a neutral impact. New housing development would not be out of context with the surrounding residential landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: No known flood issues on site. Water flows unrestricted down Station Road at this point.
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	SuDS; restricting the amount of water entering the system during

	from historic flooding incidents or an area of identified flood risk)		storm events. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Local Plan Reference: 88, SHLAA reference: 347, Land Adjacent to RAOB Club, Brussels Road, Wallsend **Potential land use: Use 2) Retail**

Total Site Area (ha): 0.06

Ward: Wallsend

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Development of this site could provide a boost to the local economy. The site just outside the boundary of the town centre and away from the main retail area, and so retail uses here could serve to harm the main centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports job creation.

jobs.			Mitigation: n/a RAG outcome: Green		
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation. Mitigation: n/a RAG outcome: Green		
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes			
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Green		
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part			
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism. Mitigation: n/a RAG outcome: Not Applicable		
			SOCIAL		
			5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	

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

their needs.			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. The limited scale of development and potential number of jobs generated by retail development would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning 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,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological</p>
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
			Mitigation:

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site forms a green space at the end of a terrace, in an established residential area. Whilst not of high quality, it does provide a green break in the area. It is also adjacent to two non-designated heritage assets of low significance and proposed conservation area. Retail development would be out of keeping with the surrounding residential grain and inconsistent in the landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: From the EA map it shows that the site is prone to surface water flooding. Known flooding issues around the Metro embankment, but non reported on site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	SuDS; flood wall or barrier to channel the flow of surface water away from any development.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Vacant land so mitigation required to avoid increase in contamination levels and sensitive use required. Mitigation: A detailed site survey is required. 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: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant due to surrounding uses. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 88, SHLAA reference: 347, Land Adjacent to RAOB Club, Brussels Road, Wallsend **Potential land use: Use 1) Residential**

Total Site Area (ha): 0.06	Ward: Wallsend	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential use on this site will have no significant impacts on this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Vacant strip of land in a residential area that if brought forward would help to contribute to creating an attractive quality environment and increased active users in the area to reduce the fear of crime. Mitigation could help increase levels of communit Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities. Mitigation:
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a RAG outcome: Green

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

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site forms a green space at the end of a terrace, in an established residential area. Whilst not of high quality, it does provide a green break in the area. It is also adjacent to two non-designated heritage assets of low significance and proposed conservation area. Further residential development would not be out of keeping with the surrounding landscape and should respect it appropriately in the design.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>From the EA map it shows that the site is prone to surface water flooding. Known flooding issues around the Metro embankment, but non reported on site.</p> <p>Mitigation:</p> <p>SuDS; flood wall or barrier to channel the flow of surface water away from any development.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	Yes	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Potentially contaminated vacant brownfield land. Would bring contaminated land back into re-use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Amber

Local Plan Reference: 90, SHLAA reference: 8, Car Park West, High Street East, Wallsend			Potential land use: Use 1) Residential
Total Site Area (ha): 0.12	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits, especially here where new residents can support the vitality of the town centre. However, when balanced against the loss of a car park that also supports the vitality of the town centre, an "in part" im Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of existing car parking facility may lessen the support for employment opportunities in the town centre. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	RAG outcome: Green
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.</p> <p>However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments:</p> <p>Currently within a residential area in Wallsend Town Centre with a dominant social club to the west of the site and retail uses to the south. Residential development would help to</p>
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		create/strengthen community identity in the area. Development could improve it
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with loss of car parking being of particular concern. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including consideration of town centre car parking. RAG outcome: Green
	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	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use (car park) the net impact on waste generation from the site will increase if developed.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Although historically undeveloped, this car park forms a gap site in High Street East, Wallsend. It is located within a proposed conservation area and is in the setting of terraces and a listed, modern library. Development here should not have a negative impact on the library and would repair the development pattern enabling High Street East to become continuous. It would enhance the landscape character. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east. Mitigation: SuDS. RAG outcome: Green
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	Yes	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring potentially contaminated, vacant brownfield land back into use. Potential increase in level of contamination would be mitigated against. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: n/a
	19b) Would development avoid creation of noise pollution?	n/a	
			RAG outcome: Green

Local Plan Reference: 90, SHLAA reference: 8, Car Park West, High Street East, Wallsend			Potential land use: Use 2) Parking
Total Site Area (ha): 0.12	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Whilst not providing employment land/facility, retention of the car park supports the uses within the town centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Amber
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Whilst not providing employment land/facility, retention of the car park supports the uses within and access to the town centre and thus employment opportunities within the town centre.
			Mitigation: n/a

			<p>RAG outcome:</p> <p>Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments:</p> <p>Whilst this area has employment opportunities, it still suffers from employment deprivation. Retention of the car park can help support the vitality of the town centre and improve access for potential employees.</p> <p>Mitigation:</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	<p>n/a</p> <p>RAG outcome:</p> <p>Amber</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	No	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments:</p> <p>It is not considered that Wallsend town centre attracts sufficient tourism interest to have a significant impact in this objective.</p>
			<p>Mitigation:</p> <p>n/a</p>
			<p>RAG outcome:</p> <p>Not Applicable</p>
SOCIAL			
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	<p>Comments:</p>

wide range of education and training opportunities.	schools to accommodate anticipated growth?		No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of this site for town centre parking will have no impact upon meeting identified housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Existing use would not be considered to not contribute towards reducing crime and increasing community activity and participation in the area
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and

	people in community activities?		improvement of facilities for play and schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Centrally located site close to a range of community facilities and parking could increase the attraction or perception of the centre as being accessible by car to the surrounding community.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No change in use will have no impact.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Continued use of the site for parking will not have an increased impact on transport infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	Mitigation:

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No change in use will have no impact. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Although historically undeveloped, this car park forms a gap site in High Street East, Wallsend. It is located within a proposed conservation area and is in the setting of terraces and a listed, modern library. The retention of the car park would have a neutral impact on the landscape as it would retain the site as it currently is. An improved design, featuring aspects such as green infrastructure could help to improve the appearance of the site and be beneficial to the surrounding landscape. 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?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east. Mitigation: SuDS. RAG outcome:
	If no, which type?	n/a	
	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	In part	

	risk)		Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Site already used as a car park.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Car park not affected by noise pollution and car park use would not further increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques including sound insulation. RAG outcome: Green

Local Plan Reference: 90, SHLAA reference: 8, Car Park West, High Street East, Wallsend		Potential land use: Use 3) Retail	
Total Site Area (ha): 0.12	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this town centre location, in this currently vacnt property, would positive contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports job creation. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst development here could support the visitor offer in the town centre, the loss of the car park could deter visitors.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that could increase the range of community facilities and services to the area and with very good access to both bus and Metro stops. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the current use, the net impact on greenhouse gas emissions is likely to increase if redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with car parking issues being of particular concern.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including consideration of town centre car parking.</p> <p>RAG outcome:</p> <p>Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use (car park) the net impact on waste generation from the site will increase if developed.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	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	
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Although historically undeveloped, this car park forms a gap site</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	in High Street East, Wallsend. It is located within a proposed conservation area and is in the setting of terraces and a listed, modern library. Retail development here should not have a negative impact on the library and would repair the development pattern, enabling High Street East to become continuous. It would enhance the landscape character. Smaller units would be more appropriate than one large complex, in the context of the High Street.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east.
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: SuDS.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated land is in use.
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		Mitigation: A detailed site investigation is required. RAG outcome: Green
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: n/a RAG outcome: Green

Local Plan Reference: 91, SHLAA reference: 10, Ferndale Avenue, Wallsend			Potential land use: Use 1) Residential
Total Site Area (ha): 0.26	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Redevelopment of a vacant library with residential development in town centre will aid urban regeneration. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Currently vacant library site since the library relocated to the Forum. The site is surrounded by residential development so bringing it forward for residential could help further add to an existing community and deliver a quality environment to live.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Remo

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation:
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome: Green

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Reuse of the building could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as this site was in active use until very recently, the net impact on greenhouse gas emissions may be low. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building was in use until very recently the net impact on waste generation from the site is likely to neutral.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is the location of a modern, listed library, very different in style and design to the surrounding townscape. It is also in the setting of designated and non-designated buildings and a proposed conservation area. It is situated behind Wallsend High Street and fronts the residential terraces behind. The loss of the library would have a major negative impact from a heritage perspective and would also remove a unique feature from the landscape. Whilst the building is very different it does compliment its surroundings and should be retained. Residential development would be appropriate as it would act as a continuation of the residential areas to the north and east.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>No known flooding issues on site. There is some known flooding issues to the south east.</p> <p>Mitigation:</p> <p>SuDS.</p> <p>RAG outcome:</p>
	If no, which type?	n/a	
	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	In part	

	risk)		Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	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.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 91, SHLAA reference: 10, Ferndale Avenue, Wallsend			Potential land use: Use 2) Retail
Total Site Area (ha): 0.26	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this town centre location, in this currently vacnt property, would positive contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports job creation. Mitigation: n/a RAG outcome: Green

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that could increase the range of community facilities and services to the area and with very good access to both bus and Metro stops. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Reuse of the building could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as this site was in active use until very recently, the net impact on greenhouse gas emissions may be low.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage notably access and parking arrangements.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building was in use until very recently the net impact on waste generation from the site is likely to neutral.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is the location of a modern, listed library, very different</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	in style and design to the surrounding townscape. It is also in the setting of designated and non-designated buildings and a proposed conservation area. It is situated behind Wallsend High Street and fronts the residential terraces behind. The loss of the library would have a major negative impact from a heritage perspective and would also remove a unique feature from the landscape. Whilst the building is very different it does compliment its surroundings and should be retained. As it is situated behind the High Street, this would be a stand alone retail unit, which faces away from the main thoroughfare. Retail development on this site would not be the most coherent feature in the landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east.
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: SuDS.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	In part	RAG outcome:

	risk)		Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Sensitive end use required. Mitigation: A detailed site survey required. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery for instance, however not considered significant due to surrounding retail uses. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 97, SHLAA reference: 2, Cedar Grove Block, Wallsend			Potential land use: Use 2) Employment
Total Site Area (ha): 0.70	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of site for employment uses, including further development or redevelopment, will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Currently employment but due to the proximity of residential area it would not be considered a positive impact on the local community as residential.
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to the Town Centre and bus and Metro services.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
			Mitigation:
			Property level protection

	any watercourse or water body?		RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No change if the site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	Mitigation: With site remaining in existing employment use no mitigation is required
	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	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	<p>Comments: No change if the site stays in current use.</p> <p>Mitigation: No applicable.</p> <p>RAG outcome: Not Applicable</p>
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Historic industrial units, some with original features, are located on the site but they are of low heritage significance. They do not contribute greatly to the character of surrounding area, but if they were to remain it would represent a neutral impact on the landscape as there would be no change. A new scheme, of a similar employment use, could provide an opportunity to create a more cohesive scheme that could be able to contribute more positively to the surrounding landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Known flooding on site. There is a scheme proposed to reduce the overland flow of surface water.</p> <p>Mitigation:</p> <p>This site would require a variety of flood protection methods such as property level protection.</p> <p>RAG outcome:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	

			Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques including noise insulation.
			RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 97, SHLAA reference: 2, Cedar Grove Block, Wallsend		Potential land use: Use 1) Residential	
Total Site Area (ha): 0.70	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: If site was lost ensure that there is sufficient supply of sustainable employment sites across borough. Current on-site businesses may wish to relocate; ensure adequate facilities for them elsewhere.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			<p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Loss of jobs if employment site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment depr</p> <p>Mitigation: Current on-site businesses may wish to relocate; ensure adequate facilities for them elsewhere.</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>

SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Appears to be in a good state of repair and in use but the

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	Yes	surrounding area is predominantly residential so residential development here would enhance the community activity and reduce the fear of crime and anti social behaviour. Mitigation would also help
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities.
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro and bus stops and good access to a range of community facilities.
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Property level protection
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including consideration of town centre parking issues.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Historic industrial units, some with original features, are located on the site but they are of low heritage significance. They do not contribute greatly to the character of landscape and residential development could potentially enhance it. There is much traditional housing around the site, therefore residential would not be out of keeping with the wider landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Known flooding on site. There is a scheme proposed to reduce the overland flow of surface water.</p> <p>Mitigation:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	This site would require a variety of flood protection methods

	from historic flooding incidents or an area of identified flood risk)		such as property level protection. RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially affected by noise pollution from rail line and road traffic. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted. RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: 97, SHLAA reference: 2, Cedar Grove Block, Wallsend			Potential land use: Use 3) Retail
Total Site Area (ha): 0.70	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: new development offers the opportunity to boost the local economy. This site is close to the town centre but not part of it and so retail use here could harm the vitality of the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses would contribute to job creation.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 500m of the town centre so the potential impact and preference for town centre sites would need to be considered but there is a number of existing community facilities and services within the locality of the site and there is excellent access to th Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Property level protection RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development unlikely to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including consideration of town centre parking issues.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Historic industrial units, some with original features, are located on the site but they are of low heritage significance. They do not contribute greatly to the character of landscape but it is considered that a retail development would be inconsistent with the surrounding area as it would contradict the established residential grain. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding on site. There is a scheme proposed to reduce the overland flow of surface water. Mitigation: This site would require a variety of flood protection methods such as property level protection. RAG outcome: Red
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated land is in use.
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: A detailed site investigation is required.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance. Would need to be sensitive to surrounding residential uses.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green
			RAG outcome: Green

Local Plan Reference: 98, SHLAA reference: 1, Hadrian Road (land south of Metro), Wallsend			Potential land use: Use 2) Employment
Total Site Area (ha): 1.15	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of the site, currently UDP employment land in the main, for employment uses will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>The site is within 750m of a Wallsend Town Centre and therefore has access to a range of other services. There is also a GP, Dentist and primary school all within 750m of the site. The site is within very easy access to the Hadrian Road Metro station and</p> <p>Mitigation:</p> <p>Provision of open space to be developed on site and the linkages provided to support the surrounding area</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently cleared, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Site currently allocated for employment use but vacant. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
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.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	capacity to accommodate growth. As a cleared empty site, the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a
	15c) Would the site afford sufficient access to existing green space?	Yes	RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This is a vacant site on the edge of one of the borough's industrial areas. Although partially screened by mature planting, the site is still easily visible and detracts from the landscape. There are no heritage constraints on this site. It is within an established
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	Yes	

environment, maintaining and strengthening local distinctiveness and sense of place.			employment area, therefore housing here would not be out of keeping with the wider landscape and would present an opportunity for a new scheme to enhance this area.
			Mitigation: Green
			RAG outcome: Green
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: There are known flooding issues to the businesses to the south on Davy Bank, and development could help to attenuate water.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land 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. Vacant site so mitigation required to avoid increase to levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be

			protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 98, SHLAA reference: 1, Hadrian Road (land south of Metro), Wallsend			Potential land use: Use 1) Residential
Total Site Area (ha): 1.15	Ward: Wallsend		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site would benefit from development to bring back into use a former vacant area and help to enliven the local local area and bring about a greater sense of community identity.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Residential development could be suitable to help increase public p

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Green</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities.</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is next to Hadrian Road Metro station and there are other bus services. The site is also close to other community facilities north of the Metro line.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a cleared empty site, the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome:

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This is a vacant site on the edge of one of the borough's industrial areas. Although partially screened by mature planting, the site is still easily visible and detracts from the landscape. There are no heritage constraints on this site. There is residential development near by, therefore housing here would not be out of keeping with the wider landscape and would present an opportunity to enhance this area. Mitigation: Green RAG outcome: Green
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	Yes	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: There are known flooding issues to the businesses to the south on Davy Bank, and development could help to attenuate water. Mitigation: SuDS. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	Yes	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring contaminated, vacant brownfield land into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from rail line and road traffic. Residential development would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective onsite mitigation measures.
			RAG outcome: Amber

Local Plan Reference: 99, SHLAA reference: 87, Rosehill Road (Persimmon), Ropery Lane, Wallsend			Potential land use: Use 1) Residential and Open Space, Leisure, Recreation
Total Site Area (ha): 4.28	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with a focus on residential, will make a contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs however integrating with other land uses could help to create a sustainable and viable development. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery and to look at the most appropriate balance of uses RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This site is in an existing residential area and the development of this site would be limited by the topography but the improvement of the flats at bamburgh drive would potentially
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		improve satisfaction in the area and create a harmonious community and Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Scored the loss of public open space as only in part as only part of the site is accessible due to the topography of the site. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	in part	Ensure contributions for healthcare facilities and to improve the quality of the existing open space and surrounding open space due to it being unlikely all of the site would be built due to the local topography. RAG outcome: Amber
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Close proximity to local shops and good access to both bus and Metro stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently open space, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development,
	11b) Could development help to minimise emissions of greenhouse gases?	No	

through more efficient use of resources.			<p>for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for both bus and Metro links. There are an adequate range of local facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Although site is not a designated wildlife site, it is a large area of green space and does have some biodiversity value, as set out by the biodiversity officer.</p> <p>Mitigation:</p> <p>Opportunity for small scale green space provision within the site to support biodiversity.</p> <p>RAG outcome:</p> <p>Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a the site is open space the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>Development on this site would result in a loss of open space, as</p>

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	the area is designated as such. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	No	<p>Comments:</p> <p>A major negative impact would occur if this site were to be developed. Historically here there has been very little development, with any occurring at the top of the hill. The site also provides a green setting to the Grade II listed Willington Viaduct and locally registered Rose Inn as well as archaeological remains. It provides welcome green space in a built area and contributes greatly to the surrounding landscape.</p> <p>Mitigation:</p> <p>Red</p> <p>RAG outcome:</p> <p>Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site is situated next to the Wallsend Burn so there is</p>
	If no, which type?	Mix of	

		Sources	potential for flooding issues. The site would need to be designed to mitigate the risk of flooding from the Burn.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	SuDS and through the design of the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by rail line and road traffic noise.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise pollution.



			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 99, SHLAA reference: 87, Rosehill Road (Persimmon), Ropery Lane, Wallsend			Potential land use: Use 2) Open Space, Leisure, Recreation
Total Site Area (ha): 4.28	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant links to the above objective.
			Mitigation: n/a
			RAG outcome:

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

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with a focus on residential, will make a contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs however integrating with other land uses could help to create a sustainable and viable development.
			Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Mitigation: Ensure sufficient community participation, such as access to

	people in community activities?		existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required for general maintenance of the open space and nearby healthcare facilities but built sports facilities are within a suitable catchment. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Provisoin of open space would suport the existing services in the area with library, post office, primary school and dentist all within 500m of the site and 750m from a Metro Station with easy access to bus services as well. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains in existing use. Mitigation: n/a RAG outcome: Not Applicable
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for both bus and Metro links. There are an adequate range of local facilities available in the immediate area. Use of the site as open space or for leisure and recreation
	12b) Is there a range of services and facilities within a	Yes	

best use of existing transport infrastructure.	reasonable distance?		purposes will not have any significant impact upon existing transport infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: No mitigation required</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	<p>Comments: No impact if site remains in existing use.</p>
	14b) Can development help to minimise waste generation?	n/a	<p>Mitigation: No applicable.</p> <p>RAG outcome: Not Applicable</p>
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	In part	<p>Comments: The area is designated as open space, but the proposal should</p>

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	not result in a loss. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>A major negative impact would occur if this site were to be developed. Historically here there has been very little development, with any occurring at the top of the hill. The site also provides a green setting to the Grade II listed Willington Viaduct and locally registered Rose Inn as well as archaeological remains. It provides welcome green space in a built area and contributes greatly to the surrounding landscape. If the site is to remain as it is, and kept well maintained then it has the potential to have a positive impact.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Mix of Sources	Comments: The site is situated next to the Wallsend Burn so there is potential for flooding issues. The site would need to be designed to mitigate the risk of flooding from the Burn.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: SuDS and through the design of the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Open space, leisure and recreation use not considered to increase contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Open space, leisure and recreation not considered to be affected by potential traffic and rail noise and will also not increase noise levels.
	19b) Would development avoid creation of noise pollution?	Yes	
			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 99, SHLAA reference: 87, Rosehill Road (Persimmon), Ropery Lane, Wallsend **Potential land use: Use 3) Retail**

Total Site Area (ha): 4.28	Ward: Riverside	

ECONOMIC

<p>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.</p>	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments: The redevelopment of this site could provide an economic boost to this area. Whilst close to the district centre at Howdon, retail use here could serve to harm the centre.</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	<p>RAG outcome: Amber</p>
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
<p>2. To increase the diversity and quality of jobs.</p>	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: Retail use supports jobs.</p>
			<p>Mitigation: n/a</p>

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. The development of this site would see the loss of accessible green space.</p> <p>Mitigation: Ensure contributions for establishment of usable green space.</p> <p>RAG outcome: Amber</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	in part	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments: The site is within close proximity to local shops and Howdon which offers a variety of different services and facilities. Development would need to consider potential impact and if there were more suitable sites at Howdon before locating here. The topogra</p> <p>Mitigation: Provision of open space on the site and linkages to the surrounding areas.</p> <p>RAG outcome: Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for both bus and Metro links. There are an adequate range of local facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Although site is not a designated wildlife site, it is a large area of green space and does have some biodiversity value, as set out by the biodiversity officer.</p> <p>Mitigation: Opportunity for small scale green space provision within the site</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			to support biodiversity.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is open space the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Development on this site would result in a loss of open space, as the area is designated as such. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Replacement open space should be found within the same area

	space?		of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	No	Comments: A major negative impact would occur if this site were to be developed. Historically here there has been very little development, with any occurring at the top of the hill. The site also provides a green setting to the Grade II listed Willington Viaduct and locally registered Rose Inn as well as archaeological remains. It provides welcome green space in a built area and contributes greatly to the surrounding landscape. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is situated next to the Wallsend Burn so there is potential for flooding issues. The site would need to be designed to mitigate the risk of flooding from the Burn. Mitigation: SuDS and through the design of the site.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Vacant land so mitigation needed to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 101, SHLAA reference: 346, Howdon Gas Works, Howdon Lane, Howdon Potential land use: Use 2) Employment

Total Site Area (ha): 2.96	Ward: Riverside	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses, including redevelopment or expansion of existing uses, will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to a variety of different community facilities and services that should meet the needs of the workforce and support the facilities in the area with a working population on the site. Very good access to bus and Metro services as well. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	No	Mitigation: Property level protection RAG outcome: Green
	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: Although already employment, there is potential to redevelop for other types of employment. Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located in a predominately residential area of Howdon. The gas works have been a feature in the landscape since the early twentieth century. Some buildings remain on the site dating from this time and these, alongside the walls and railings are considered to be a non-designated heritage asset. The removal of the gas works would be beneficial for the heritage assets as although they are associated with this use, they do detract from them. An employment use could be appropriate as it could act as a continuation from a similar area, which is to the east of the site, but it would not be fully coherent in the landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Known flooding issues to the south and with the site being located at the top of a hill it would have the potential to reduce over land flow.</p> <p>Mitigation:</p> <p>SuDS implemented to slow run off.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in current active use. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would have to be sensitive to the surrounding residential area.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 101, SHLAA reference: 346, Howdon Gas Works, Howdon Lane, Howdon			Potential land use: Use 1) Residential
Total Site Area (ha): 2.96	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The gasometer is no longer required and does not contribute to the Borough's economy. Therefore it is considered that housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Existing former gas storage depot that is surrounded by new residential and a public park close by. There are industrial units to the east of the site but by bringing this site forward for residential development it would help improve the area for the loc
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments:
	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	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.
	8c) Would development avoid loss of existing open space?	Yes	Mitigation:
			Ensure contributions for healthcare facilities.
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments:
	9b) Is the site easily accessible and well served by public transport?	Yes	Extremely close to both Metro and bus stops with a good range of local facilities all within close proximity eg. Less than 500m.
			Mitigation:
			n/a
			RAG outcome:
			Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the predominately residential of Howdon. The gas works have been a feature in the landscape since the early twentieth century. Some buildings remain on the site dating from this time and these, alongside the walls and railings are considered to be a non-designated heritage asset. The removal of the gas works would be beneficial for the heritage assets as although they are associated with this use, they do detract from them. If the area were to become residential then it would be in keeping with the wider landscape which has much housing development.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding issues to the south and with the site being located at the top of a hill it would have the potential to reduce over land flow.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
			Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS implemented to slow run off. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Lots of contamination difficulties.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation. RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 101, SHLAA reference: 346, Howdon Gas Works, Howdon Lane, Howdon Potential land use: Use 3) Retail			
Total Site Area (ha): 2.96		Ward: Riverside	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. Whilst close to the district centre at Howdon, retail use here could serve to harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Range of facilities in the vicinity of the site and the site would be considered outside of the recognised centres in the borough and with the size of the potential development it would therefore need to assess the potential impact on existing retail in th Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Property level protection RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given the scale of development proposed and the potential number of jobs generated the impacts of potential development on existing infrastructure would have to be assessed.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological</p>
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
			Mitigation:

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in a predominately residential area of Howdon.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	The gas works have been a feature in the landscape since the early twentieth century. Some buildings remain on the site dating from this time and these, alongside the walls and railings are considered to be a non-designated heritage asset. The removal of the gas works would be beneficial for the heritage assets as although they are associated with this use, they do detract from them. Developing the site for retail use would be inconsistent with the surrounding landscape. It is within a predominately residential area and is located a fair distance from the busy thoroughfare of Tynemouth Road. Mitigation: Red RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	Surface Water	Known flooding issues to the south and with the site being located at the top of a hill it would have the potential to reduce

	17b) Is the site free from historic recorded flood events?	Yes	over land flow. Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS implemented to slow run off. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant in this instance due to current gas works use.
	19b) Would development avoid creation of noise pollution?	in part	



			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 103, SHLAA reference: 37, Land adjacent to East End Park, Willington Quay Potential land use: Use 2) Open Space, Leisure, Recreation

Total Site Area (ha): 11.24	Ward: Riverside	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant link to the above objective.
			Mitigation: n/a
			RAG outcome: Not Applicable

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	<p>Comments: This site is in an area that suffers from employment deprivation, but using this site for open space and recreation (whilst perhaps positively contributing to quality of life) will not have any significant impacts on employment levels in the area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p>
			<p>Mitigation: n/a</p>
			<p>RAG outcome: Not Applicable</p>
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	<p>Comments: No link.</p> <p>Mitigation:</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	

	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required for general maintenance of the open space and nearby healthcare facilities but built sports facilities are within a suitable catchment. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to the bus and Metro stops and with a good range of facilities all within 500m Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	Yes	Comments: Changing the use of the whole site to open space and leisure would lower the greenhouse gas emissions of the site as it is currently in use in part. Mitigation: n/a RAG outcome: Green
	11b) Could development help to minimise emissions of greenhouse gases?	Yes	
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	
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	No mitigation required RAG outcome:

			Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains in existing use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation: No applicable.
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	Comments: The site is designated as open space but the proposed development should not result in a loss. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Mitigation: Replacement open space will be required within the same area of the borough.
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: Whilst this is an area of open space it is not easily accessible or visible to pedestrians; therefore it currently could be seen as having little impact on the landscape. If the site were to be developed in this way, it could enable a greater number of people to use the area more easily. It could enhance the existing parks facility and provide an opportunity to develop a good resource for the area. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: With the size and the topography of the site, there is potential for the site to improve over land run off rates. Mitigation: SuDS to attenuate the flow of water from the site. Culvert to the north east with the exact location unknown. Potentially could run
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		through the site. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated small part of the land is in use but large parcel of land is vacant. Open space, leisure and recreation not considered to increase contamination levels. However recommended refusal from environmental health/contaminated lan Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation required. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Open space, recreation and leisure not considered to be affected by potential noise levels and would not increase current noise levels. Mitigation: n/a RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	Yes	

Local Plan Reference: 103, SHLAA reference: 37, Land adjacent to East End Park, Willington Quay Potential land use: Use 1) Residential

Total Site Area (ha): 11.24	Ward: Riverside	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments: Little significant link between developing this greenfield site and this objective. However, should the adjacent Swales Industrial Estate remain in employment use, there could be concerns over the potential for residential uses here to compromise their op</p> <p>Mitigation: The site is large and there is space to design in an adequate buffer between residential and employment uses so that they would pose no nuisance to each other.</p> <p>RAG outcome: Amber</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p>

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

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	
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 a significant number of new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is a mix of greenfield and current industrial sheds that are in current use. The mixture of surrounding uses are transport infrastructure (A19 to the east and Metro line to the North), remnants of industrial sites to the west and south e.g. former
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Amber</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities.</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	No	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is separated from a recognised centre but there is a supermarket, primary school and local shops within 750m. Excellent access to bus and Metro stops. Mitigation for open space would need to be reflected in the development proposals.</p> <p>Mitigation:</p> <p>Provision of open space on the site and access to the surrounding area</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for public transport links, both bus routes and the Metro system. There are a limited array of services available locally and it is some to the nearest town or district centre, however there may be opportunity to provide additional facilities through development. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed with resolution of appropriate access to the being crucial.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.
			RAG outcome: Amber
13. To avoid adverse	13a) Would development avoid potential damage to designated	In part	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Although site is not a designated wildlife site, it is a large area of green space and does have some biodiversity value, as set out by the biodiversity officer (see comments for Swales Industrial Estate).
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	No	<p>Comments: The site is designated as open space and therefore development</p>

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	here would in it being lost. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Replacement open space will be required within the same area of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: Whilst this is an area of open space it is not easily accessible or visible to pedestrians; therefore it could be seen as having little impact on the landscape. However, if houses were to be developed here these would be more noticeable and would create a new feature in the landscape. The break could be conserved by ensuring development is of low density and height. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: With the size and the topography of the site, there is potential
	If no, which type?	Surface	

		Water	for the site to improve over land run off rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS to attenuate the flow of water from the site. Culvert to the north east with the exact location unknown. Potentially could run through the site.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potential contamination on site. Small part of site is in current active use and remainder is green space. Recommended refusal from environmental and contaminated land officers.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Recommended refusal
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Local Plan Reference: 104, SHLAA reference: 58, Howdon Green, Willington Quay			Potential land use: Use 2) Employment
Total Site Area (ha): 3.54	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Redevelopment of this site for employment purposes will not have a positive impact on the provision of housing in the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is separated from a recognised centre but there is a supermarket, primary school and local shops within 750m. Excellent access to bus and Metro stops. Mitigation for open space would need to be reflected in the development proposals. Mitigation: Provision of open space on the site and access to the surrounding area RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site has been empty for some time the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Application for residential development pending completion of s106. Well served by existing bus routes and good access to Metro system. A limited range of services and facilities are available in the immediate area although it is over 2km to the nearest town or district centre. Although the site has now been cleared and is not in use at present it has been used for employment purposes in the past and transport infrastructure should be able to cope with reinstatement for such purposes.	
	12b) Is there a range of services and facilities within a reasonable distance?	In part		Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes		With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. 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	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	

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	capacity to accommodate growth. As the site has been empty for some time the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is not designated as open space, it neighbours an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, however it is only of low value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in a residential area of Howdon, which has

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	recently seen further housing development in this area. Part of this site has been developed for residential use and the remainder has been fenced off and partially prepared for development. Prior to this it was a vacant site and still retains this feel in the undeveloped area. The development of this site would improve the setting of a non-designated St Paul's church and its vicarage to the south of the area. However, an employment scheme would feel out of place in the landscape as the residential area has grown in this area of Howdon. This development would be out of keeping with the surrounding residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: With the topography of the site, there is potential for the site to improve over land run off rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	SuDS, and through site design to reduce the impact of any development on the residential properties to the south.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to be sensitive to nearby residential housing.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 104, SHLAA reference: 58, Howdon Green, Willington Quay			Potential land use: Use 1) Residential
Total Site Area (ha): 3.54	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. 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
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Current brownfield site that offers the opportunity to improve the levels of community identity and participation in community activities with appropriate mitigation. Residential development could reduce the fear of crime by bringing residents back to a r Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is separated from a recognised centre but there is a supermarket, primary school and local shops within 750m. Excellent access to bus and Metro stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Application for residential development approved pending completion of s106 agreement. Well served by existing bus routes and good access to Metro system. A limited range of services and facilities are available in the immediate area although it is over 2km to the nearest town or district centre. If revised application submitted, given number of dwellings proposed, impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			n/a
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council’s existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been empty for some time the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst the site is not designated as open space, it neighbours an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, however it is only of low value.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

	15c) Would the site afford sufficient access to existing green space?	In part	High quality, accessible greenspace should be included as part of any new development scheme. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in a residential area of Howdon, which has recently seen further housing development in this area. Part of this site has been developed for residential use and the remainder has been fenced off and partially prepared for development. Prior to this it was a vacant site and still retains this feel in the undeveloped area. The development of this site would improve the setting of a non-designated St Paul's church and its vicarage to the south of the area. Development has been beneficial for the landscape where housing development has already occurred and it is envisaged the same would occur if further residential development is completed. Mitigation: Amber RAG outcome: Amber
	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: With the topography of the site, there is potential for the site to
	If no, which type?	Surface	

		Water	improve over land run off rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS, and through site design to reduce the impact of any development on the residential properties to the south.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	



			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 105, SHLAA reference: 369, Land at Telford Street, East Howdon			Potential land use: Use 2) Open space, leisure and recreation
Total Site Area (ha): 0.36	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant links to the above objective.
			Mitigation: n/a
			RAG outcome: Not Applicable

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: This site is in an area that suffers from employment deprivation, but using this site for open space and recreation (whilst perhaps positively contributing to quality of life) will not have any significant impacts on employment levels in the area. Mitigation: n/a RAG outcome: Not Applicable
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link. Mitigation:
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	

	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required for general maintenance of the open space and nearby healthcare facilities but built sports facilities are within a suitable catchment. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and Metro station within 1km. Local shops and primary school are within 750m but the site is largely isolated from facilities with main roads to the north and west of the site. Provision of open space on the site could improve the enviro Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	<p>Mitigation: Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome: Green</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	<p>Comments: No impact if site stays in existing use.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	<p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well located for existing bus routes and within reasonable distance of the Metro system, although access to Percy Main station is not straightforward. Very limited range of facilities available locally and the site is over 2km from the nearest town or district centre. However continued use of the site as open space for recreation purposes will not have any significant impact upon existing transport infrastructure.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	No mitigation required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in existing use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation: No applicable.
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Mitigation:

community.	15c) Would the site afford sufficient access to existing green space?	In part	Development should provide accessible greenspace that is of a high quality. RAG outcome: Green	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located within a small residential area of Howdon. It is a traditional terrace layout, but the majority of houses date from the late twentieth century. Currently this site forms a break in the development pattern, but does provide a useful amenity space. Whilst this type of development may not provide an opportunity to repair the layout, it will retain the area of open space. A more positive outcome could occur if the scheme provided a more attractive frontage to Howard Road and was well maintained.	
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part		Mitigation: Amber
				RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In Part	Comments: There are employment sites to the east and west. To the south is the Howdon STW. In any development on site, no more that 50% of the original discharge would be acceptable.	
	If no, which type?	N/A		
	17b) Is the site free from historic recorded flood events?	Yes		

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation:</p> <p>Development would have to demonstrate how surface water management could be incorporated to control surface water. SuDS could be used.</p> <p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	<p>Comments:</p> <p>Potentially contaminated green field site. Open space use not considered to increase contamination.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Open space not considered to be sensitive to noise levels. Open space use Would not create an increase in noise pollution.</p>
	19b) Would development avoid creation of noise pollution?	yes	



			Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 105, SHLAA reference: 369, Land at Telford Street, East Howdon			Potential land use: Use 1) Residential and open space, leisure and recreation
Total Site Area (ha): 0.36	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Current greenfield site that has open space benefits with play facilities that are well overlooked from existing residential properties. Important that these are incorporated in the site which could create a quality environment to live with appropriate mi Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	Ensure sufficient community facilities within or near the
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and Metro station within 1km. Local shops and primary school are within 750m but the site is largely isolated from facilities with main roads to the north and west of the site. Provision of open space on the site could improve the enviro
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes and within reasonable distance of the Metro system, although access to Percy Main station is not straightforward. Very limited range of facilities available locally and the site is over 2km from the nearest town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats	In part	

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

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located within a small residential area of Howdon. It is a traditional terrace layout, but the majority of houses date from the late twentieth century. Currently this site forms a break in the development pattern, but does provide a useful amenity space. Further residential development would provide an opportunity to repair the streetscene, especially the frontage onto Howard Road, and the open space opportunity would allow a green space in a very regimented development pattern.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In Part	Comments: There are employment sites to the east and west. To the south is the Howdon STW. In any development on site, no more that 50% of the original discharge would be acceptable.
	If no, which type?	N/A	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: Development would have to demonstrate how surface water management could be incorporated to control surface water.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	

	from historic flooding incidents or an area of identified flood risk)		SuDS could be used. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: A noise survey would need to be submitted. No increase in noise levels from residential development. Mitigation: Design and layout techniques which include sound insulation for eligible properties.
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 111, SHLAA reference: 73, East Benton Farm			Potential land use: 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
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	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:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to a supermarket and other facilities but not a recognised centre. Within 1 km of a Metro 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: n/a
			RAG outcome: Green
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is 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:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse	13a) Would development avoid potential damage to designated	In part	<p>Comments:</p>

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

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Green Belt. It is within the 300m catchment for accessible greenspace, which is of an appropriate standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>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 the Grade II listed East Benton farm and non-designated East Benton 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.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The area of the site that are could have surface water flooding</p>
	If no, which type?	Surface	

		Water	issues, as set out in the EA maps. This shows areas of the site that
	17b) Is the site free from historic recorded flood events?	Yes	in FZ 1 and FZ 2 to the south of the site. Development would need to manage surface water flows.
	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.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	in part	Comments:



pollution.	pollution?		Rail line to west of site. Residential developments not considered
	19b) Would development avoid creation of noise pollution?	n/a	to create noise pollution.
			Mitigation: A noise assessment is required.
			RAG outcome: Amber

Local Plan Reference: 111, SHLAA reference: 73, East Benton Farm			Potential land use: 2) Employment
Total Site Area (ha): 8.67	Ward: Northumberland		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a greenfield site adjacent to residential areas to the west Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: 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: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber

11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is 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</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			<p>transport services and provision of walking and cycling links.</p> <p>Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Explore options to provide additional/re-routed bus services.</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it immediately near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	<p>However it does have some biodiversity value, as set out by the biodiversity officer and its loss could represent a fragmentation of habitat and ecological landscape.</p> <p>Mitigation:</p> <p>Retention of the most sensitive sites. Opportunity to incorporate wildlife corridors into development.</p> <p>RAG outcome:</p> <p>Red</p>
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	<p>Comments:</p>

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible open space, which is of an acceptable standard. 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,	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 the Grade II
	16b) Would the development avoid having a significant impact	No	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		<p>listed East Benton farm and non-designated East Benton Cottages, which the site forms part of the setting of. From the A191 (to the north of the site) the landscape appears to be fairly undeveloped, with just the farm visible. It is considered that employment development on this site would be out of keeping with the surrounding open space and residential grain.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
	17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water
		17b) Is the site free from historic recorded flood events?	Yes
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>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.</p> <p>Mitigation: The issues could be mitigated through the use of SuDS and through site design</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use. However</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	greenfield site so mitigation required to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to be sensitive to nearby residential housing.</p> <p>Mitigation:</p> <p>A noise assessment is required.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 113, SHLAA reference: 75, High Farm (Oliver)			Potential land use: Use 1) Residential
Total Site Area (ha): 1.11	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a current greenfield and on the edge of the existing residential area so does not have strong connections to the existing community but with the appropriate mitigation it could deliver high levels of participation in community activities. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to Killingworth Town Centre that offers a variety of facilities and services that would meet the needs of those new to the development. The site is not well served by Metro but it does have bus stops within 500m and is very close to
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Provision of open space on the site with access to the surrounding area
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but remains remote from the Metro system. However there is excellent access to the trunk road network. Good access to local facilities and services at Killingworth town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly with regard to access.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>This site is not designated for its wildlife value. Parts of this site are recognised for their biodiversity value and it is considered to</p>
	13b) Would development avoid fragmentation of habitats	In part	

including designated wildlife sites and protected species.	and/or landscapes?		<p>link to other important sites. This site, and other sites could be harmed through development.</p> <p>Mitigation: Retention of most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome: Amber</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is adjacent to designated open space, the site is not. It is not located in the Green Belt. The site is within the 300m catchment for accessible greenspace, which is of an acceptable</p>
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		standard.
			Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is associated with a modern working farm. It is located to the north and east of Killingworth township and south of the Green Belt. There is another farm to the east of the site. With an open setting, the landscape surrounding the site has more of a rural feel to it. The field boundary pattern is considered to be of historic interest. The site features a number of non-designated heritage assets within its boundary and within its vicinity. The assets range in significance. An extension to the western residential area could be appropriate proving it responds appropriately to the surrounding area.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	N/A	Identified area of flood risk although limited history of flooding

	17b) Is the site free from historic recorded flood events?	Yes	on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to the surrounding road network and the distance to nearest watercourses.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Greenfield sites offer opportunities for SuDS to attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites.</p> <p>Mitigation:</p> <p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. Potential increase level of contamination would be mitigated against.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise	19a) Would development be free from potential risk of noise	Yes	Comments:



pollution.	pollution?		No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 113, SHLAA reference: 75, High Farm (Oliver)			Potential land use: 2) Employment
Total Site Area (ha): 1.11	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a current greenfield and on the edge of the existing residential area Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all	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
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to Killingworth Town Centre that offers a variety of facilities and services that would meet the needs of those new to the development. The site is not well served by Metro but it does have bus stops within 500m and is very close to Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber

11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but remains remote from the Metro system. However there is excellent access to the trunk road network. Good access to local facilities and services at Killingworth town centre. Scale of potential development not sufficient to have any significant impact upon the strategic</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			network. Local impact of development to be assessed through work at planning application stage particularly with regard to access.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>This site is not designated for its wildlife value. Parts of this site are recognised for their biodiversity value and it is considered to link to other important sites. This site, and other sites could be harmed through development.</p> <p>Mitigation:</p> <p>Retention of most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome:</p> <p>Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	<p>capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst the site is adjacent to designated open space, the site is not. It is not located in the Green Belt. The site is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is associated with a modern working farm. It is located to the north and east of Killingworth township and south of the Green Belt. There is another farm to the east of the site. With an</p>
	16b) Would the development avoid having a significant impact	In part	

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>on the Borough's landscape character?</p>		<p>open setting, the landscape surrounding the site has more of a rural feel to it. The field boundary pattern is considered to be of historic interest. The site features a number of non-designated heritage assets within its boundary and within its vicinity. The assets range in significance. Carefully screened employment use could be appropriate on the site, but it may appear inconsistent in close proximity to the adjacent residential area.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type? 17b) Is the site free from historic recorded flood events? 17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No N/A Yes In Part</p>	<p>Comments: Identified area of flood risk although limited history of flooding on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to the surrounding road network and the distance to nearest watercourses.</p> <p>Mitigation: Greenfield sites offer opportunities for SuDS to attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites.</p> <p>RAG outcome: Amber</p>

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to be sensitive to surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 118, SHLAA reference: 261, Land at Western Terrace			Potential land use: Use 1) Residential
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The patch of green space does not appear well maintained and development for residential in an existing residential area would help to create a quality environment in which to live and with appropriate mitigation it could lead to an increase in the level Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is connected to a limited range of local community facilities but there is a local Post Office and local shops (including John Willie Sams Centre) within 500m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Existing open space and allotment space would need to be mitigated for.
			RAG outcome: Green

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

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a varied range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: 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	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Site is not a designated site but is partially within a wildlife corridor. Being such a small site at the edge of a wildlife corridor, It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	In part	

	space?		any new development scheme. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located within the north west area of the borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. This green space forms a gap in the continuous development of the street, but it is not to say that it does not play a role in the local landscape. There are no heritage constraints on this site. Further residential development would have a neutral impact on the landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is close to areas where there are surface water issues. Including areas in FZ 2 and 3 being located to the south around the Seaton Burn. If developed surface water would run off would need to be attenuated on site to slow the run off towards the watercourse. Mitigation:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	SuDS could be incorporated into the site design to help reduce surface water run off rates. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to prevent increase in contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Aircraft noise has been highlighted but would not be significant.
	19b) Would development avoid creation of noise pollution?	n/a	Development would not decrease not increase noise pollution. Mitigation: Design and layout techniques which include noise insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 118, SHLAA reference: 261, Land at Western Terrace			Potential land use: 2) Employment
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is connected to a limited range of local community facilities but there is a local Post Office and local shops (including John Willie Sams Centre) within 500m</p> <p>Mitigation:</p> <p>Existing open space and allotment space would need to be mitigated for.</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome:</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

			Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but is remote from the Metro system. There is access to a varied range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

transport infrastructure.			significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a designated site but is partially within a wildlife corridor. Being such a small site at the edge of a wildlife corridor, It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>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</p>
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is of low quality and value.</p> <p>Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located within the north west area of the borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. This green space forms a gap in the continuous development of the street, but it is not to</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

environment, maintaining and strengthening local distinctiveness and sense of place.			say that it does not play a role in the local landscape. There are no heritage constraints on this site. Within this landscape, an employment focused development would not be coherent with the surrounding residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is close to areas where there are surface water issues. Including areas in FZ 2 and 3 being located to the south around the Seaton Burn. If developed surface water would run off would need to be attenuated on site to slow the run off towards the watercourse. Mitigation: SuDS could be incorporated into the site design to help reduce surface water run off rates. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of	In part	

and bring contaminated land back into beneficial use.	contamination?		<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>Aircraft noise would not be significant and could be mitigated against through good design. Residential development is considered to be a land use that couldn't create sufficient noise to be pollution.</p> <p>Mitigation:</p> <p>Design and layout techniques which include noise insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 119, SHLAA reference: 266, Site off Burradon Road		Potential land use: Use 1) Residential	
Total Site Area (ha): 0.15	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: This site features a club. However, this is a relatively small scale employment site. The economic benefits of residential development are recognised and on the whole, a neutral impact is envisaged. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. However loss of some employment at the club.

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

SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Developing this site for residential would help to create a quality environment, which would be an improvement on the existing
	7b) Will the development create a quality environment in which	Yes	

strong identities and high levels of participation in community activities.	to live and/or work?		site and support the existing community. With mitigation there would be greater levels of community participation in activities
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: This site appears to have some facilities within close proximity and good bus service within close proximity of the site. Mitigation: n/a RAG outcome:
	9b) Is the site easily accessible and well served by public transport?	Yes	

their needs.			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a designated site but is within a wildlife corridor. Being such a small brownfield site in a built-up area, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.		
RAG outcome: Amber			
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, which is of an acceptable quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	Mitigation: n/a		
15c) Would the site afford sufficient access to existing green	Yes	n/a	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is located within the north west character area of the borough. It is located on the edge of a low density residential area and currently forms a gap in the streetscene. A non-designated social club is located to the east of the site, but it is considered to be of low significance. Residential development on this site could be an opportunity to further improve the streetscene and would be consistent with the local landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There is an area in FZ3 to the north of the site due to the Seaton Burn. However, there are no known flooding issues on this site. As brownfield, if development surface water discharge rates from the site would have to be reduced to slow flows towards the Seaton Burn Mitigation: SuDS could be incorporated into the site design to help reduce
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	

	from historic flooding incidents or an area of identified flood risk)		surface water run off rates. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Brownfield site currently used as a car park. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 119, SHLAA reference: 266, Site off Burradon Road			Potential land use: 2) Employment
Total Site Area (ha): 0.15	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Loss of a social club in a residential area would be considered to have an overall detrimental impact on the local community.
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: This site appears to have some facilities within close proximity and good bus service within close proximity of the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in

addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11b) Could development help to minimise emissions of greenhouse gases?	In part	greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the
	12b) Is there a range of services and facilities within a reasonable distance?	In part	Metro system. There is access to a limited range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
			Mitigation:

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a designated site but is within a wildlife corridor. Being such a small brownfield site in a built-up area, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	In part	

			<p>construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, which is of an acceptable quality.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: This site is located within the north west character area of the borough. It is located on the edge of a low density residential area and currently forms a gap in the streetscene. A non-designated social club is located to the east of the site, but it is considered to be of low significance. Employment development would not be consistent with the surrounding residential grain.</p> <p>Mitigation: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There is an area in FZ3 to the north of the site due to the Seaton Burn. However, there are no know flooding issues on this site. As brownfield, if development surface water discharge rates from the site would have to be reduced to slow flows towards the Seaton Burn Mitigation: SuDS could be incorporated into the site design to help reduce surface wataer run off rates. RAG outcome: Amber
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated land is in use. 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
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential area.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 120, SHLAA reference: 301, Land adjacent to Benton Metro			Potential land use: Use 1) Residential
Total Site Area (ha): 0.39	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site if developed for residential would help to reduce the fear of crime or anti social behaviour whilst also improving the quality of the environment. Delivery of the scheme with appropriate mitigation would also help to increase participati Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within close proximity to Benton Metro Station and bus stops. It also benefits from a range of community facilities being within close proximity.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes and is adjacent to Benton Metro Station. There are a good range of local facilities and services within close proximity with a district centre within reasonable distance. Scale of potential development not sufficient to have any significant impact upon the strategic network. However there are serious constraints on access which will need to be overcome through any proposal. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process and crucially satisfactory resolution of access arrangements</p> <p>RAG outcome:</p> <p>Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological</p>
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an accessible standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
			Mitigation:

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The eastern section of this site is located in the Benton Conservation Area. It is characterised by larger, family homes, often set back from the road. The site is also in the setting of the locally listed Benton Metro Station. Currently the site does not fully contribute to the street scene and an appropriate residential development could provide an opportunity to improve it.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Amber
		RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There are known flooding issues to the south on the metro line.
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	Development on site would have to reduce the surface water discharge from the site.
			Mitigation: SuDS could be installed to managed surface water and attenuate on site before discharging.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Land not currently contaminated but development would not increase contamination levels. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the 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?	In part	Comments: No increase in noise levels. Mitigation: A noise assessment is required. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 120, SHLAA reference: 301, Land adjacent to Benton Metro			Potential land use: 2) Employment
Total Site Area (ha): 0.39	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site would benefit from greater activity to increase a sense of community identity but the area is predominantly residential and therefore employment not the preferred use for the site. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within close proximity to Benton Metro Station and bus stops. It also benefits from a range of community facilities being within close proximity.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes and is adjacent to Benton Metro Station. There are a good range of local facilities
	12b) Is there a range of services and facilities within a	Yes	

options and make the best use of existing transport infrastructure.	reasonable distance?		and services within close proximity with a district centre within reasonable distance. Scale of potential development not sufficient to have any significant impact upon the strategic network. However there are serious constraints on access which will need to be overcome through any proposal. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process and crucially satisfactory resolution of access arrangements</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		<p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an accessible standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The eastern section of this site is located in the Benton</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	Conservation Area. It is characterised by larger, family homes, often set back from the road. The site is also in the setting of the locally listed Benton Metro Station. Currently the site does not fully contribute to the streetscene but it is considered that an employment development would not be suitable. It would be inconsistent with this Benton residential area.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There are known flooding issues to the south on the metro line.
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	Development on site would have to reduce the surface water discharge from the site.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS could be installed to managed surface water and attenuate on site before discharging.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of	In part	

and bring contaminated land back into beneficial use.	contamination?		<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential areas.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 121, SHLAA reference: 325, Norway House			Potential land use: Use 1) Residential
Total Site Area (ha): 0.19	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Former employment use but now vacant. Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to this area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Vacant and unattractive building on route used by Royal Quays wharf and international ferry visitors. Redevelopment of site would improve image of area.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth. 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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and un-attractive and the development of the site for residential would help to contribute towards the community at Albert Edward Dock and with appropriate mitigation contribute towards increasing
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.			participation in community ac
	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, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site does have some facilities close by and is opposite the Royal Quays Outlet and other leisure facilities. There is close access to bus services and international ferry terminal
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes and is within reasonable distance of the Metro system. There are a very limited range of local facilities and services within close proximity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological
	13b) Would development avoid fragmentation of habitats	Yes	

including designated wildlife sites and protected species.	and/or landscapes?		landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is surrounded by open space to the north, it is not designated as such. It is not located within the Green Belt. The site is also within the 300m catchment for accessible greenspace, which is of a high quality and value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	<p>16a) Does the development help to protect, conserve or enhance heritage assets?</p> <p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p> <p>In part</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The EA map shows that some of the site is at risk from surface water flooding, this is due to the proximity to the River Tyne and the topography in the area. Development would have to</p>
	If no, which type?	N/A	
	17b) Is the site free from historic recorded flood events?	Yes	

			attenuate surface water flows.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Brownfield site. Development would not increase contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation required.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Local Plan Reference: 121, SHLAA reference: 325, Norway House			Potential land use: 2) Employment
Total Site Area (ha): 0.19	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is potentially a distance from residential areas that would not cause significant impact and therefore not rated negatively but neutral. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site does have some facilities close by and is opposite the Royal Quays Outlet and other leisure facilities. There is close access to bus services and international ferry terminal</p> <p>Mitigation:</p> <p>Provision of open space in the development providing access to the surrounding area.</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p>
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site has been empty for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes and is within

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	reasonable distance of the Metro system. There are a very limited range of local facilities and services within close proximity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	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	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

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber	
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is surrounded by open space to the north, it is not designated as such. It is not located within the Green Belt. The site is also within the 300m catchment for accessible greenspace, which is of a high quality and value. Mitigation: n/a RAG outcome: Green
		15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes		
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Although located in close proximity to a residential area, this building stands alone from it. It is more associated with the	
	16b) Would the development avoid having a significant impact	In part		

<p>landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>on the Borough's landscape character?</p>		<p>employment facilities that are also within its surroundings. The building is a non-designated heritage asset, but there is a later extension which detracts from its significance. Whilst the current building could be converted, and appropriately landscaped, there would not be a major negative impact if it was lost and a suitable new development replaced it. An employment development would be consistent with the character of this landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type? 17b) Is the site free from historic recorded flood events? 17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No N/A Yes In Part</p>	<p>Comments: The EA map shows that some of the site is at risk from surface water flooding, this is due to the proximity to the River Tyne and the topography in the area. Development would have to attenuate surface water flows.</p> <p>Mitigation: Through the installation of a suitable SuDS system.</p> <p>RAG outcome: Amber</p>
<p>18. To avoid the loss of the area's best and most</p>	<p>18a) Will the site bring contaminated land back into beneficial use?</p>	<p>in part</p>	<p>Comments: Would bring contaminated land back into use.</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation: A detailed site investigation required.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, not considered to be significant due to surrounding uses.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 123, SHLAA reference: 341, The Avenue		Potential land use: Use 1) Residential	
Total Site Area (ha): 0.04	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current vacant and unslightly brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to improve the prosperity of the area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area. Mitigation: n/a RAG outcome: Amber
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Currently vacant and unattractive site that if developed for residential would help improve the environment of the area. The site is adjacent to existing residential development and would help contribute towards the existing community to create a
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.			positive
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation: Ensure contributions for healthcare facilities.
	8c) Would development avoid loss of existing open space?	Yes	RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: A Town Centre site with close proximity to a range of different services and facilities, including buses.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased residents in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	
			n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Whilst the public house located on this site dates from the early twentieth century, it is currently vacant and of limited historic interest. The building is close to the locally registered Whitley Park and Grade II listed Spanish City. A sensitively designed residential scheme would provide the opportunity to improve the landscape and have a positive impact on the surrounding heritage assets. It would also be consistent with the character of the area. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is located close to the coast in Whitley Bay with all of the site at risk of surface water flooding. This is something that would have to be mitigated by ensuring that surface water is attenuated on site. Mitigation: SuDS system would have to be installed to ensure that the
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	

	from historic flooding incidents or an area of identified flood risk)		surface water run off from the site was no more than 50% of the pre development level. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Site currently underway with demolition. Will bring brownfield site back into use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. Gas assessment required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels. Mitigation: Noise assessment required.
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: 123, SHLAA reference: 341, The Avenue		Potential land use: 2) Retail	
Total Site Area (ha): 0.04	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Edge of centre site with good access that would have good links to Whitley Bay town centre and provide the opportunity to grow a greater range of retail options potentially available.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome:

			Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a	RAG outcome: Green
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area.	
			Mitigation: Work with retail providers that could appeal to visitors.	
			RAG outcome: Amber	
SOCIAL				
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.	
	5b) Will site development provide for training opportunities and	In part		

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: A Town Centre site with close proximity to a range of different services and facilities, including buses. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome:</p> <p>Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site has been empty for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation:</p> <p>Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Whilst the public house located on this site dates from the early twentieth century, it is currently vacant and of limited historic interest. The building is close to the locally registered Whitley Park and Grade II listed Spanish City. A sensitively designed scheme would provide the opportunity to improve the landscape and have a positive impact on the surrounding heritage assets. Retail development, facing the Promenade and adjacent to the Spanish City, could be appropriate in this context.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site is located close to the coast in Whitley Bay with all of the site at risk of surface water flooding. This is something that would have to be mitigated by ensuring that surface water is attenuated on site.</p> <p>Mitigation:</p> <p>SuDS system would have to be installed to ensure that the surface water run off from the site was no more than 50% of the pre development level.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	In Part	

	risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Site currently underway with demolition. Will bring brownfield site back into use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed but would need to consider the surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 124, SHLAA reference: 389, Ash Court			Potential land use: Use 1) Residential
Total Site Area (ha): 0.20	Ward: Collingwood		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently in use for residential purpose so there would not be a large change apart from the potential for residents to be living in the area for longer and therefore making a greater contribution towards the community and with appropriate mitigation it c Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open

	people in community activities?		space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Very close location to medical services at North Tyneside hospital and a range of other facilities are within 750m. Next to a main trunk road and good bus access.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but is remote from the Metro system. There is access to a good range of local facilities and services at the nearby district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access arrangements and localised impacts on A191 corridor will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process particularly impact on A191 corridor</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste if redeveloped. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, that is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located between a large twentieth century residential area and North Tyneside General Hospital. It forms part of a housing complex of a similar age. To the north of the site is the green area surrounding Murton Village. Currently the site has a neutral impact on the landscape, and development of a similar nature would be unlikely to change this. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Currently the site discharges into the public sewerage network. There is a joint scheme with between NWL and the Council to improve the sewerage network to the north of Rake Lane, near to Briar Vale where there is known flooding issues.</p> <p>Mitigation:</p> <p>Surface Water would have to be managed to ensure that the run off rates were no more than 50% of the levels prior to the development.</p> <p>RAG outcome:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

			Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in beneficial use. Within Coal Referral area- gas assessment required.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>No increase in noise levels. Potential noise pollution from neighbouring roads.</p> <p>Mitigation:</p> <p>Noise assessment required.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 124, SHLAA reference: 389, Ash Court			Potential land use: 2) Employment
Total Site Area (ha): 0.20	Ward: Collingwood		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>Very close location to medical services at North Tyneside hospital and a range of other facilities are within 750m. Next to a main trunk road and good bus access.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of	In Part	

	any watercourse or water body?		RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a good range of local facilities and services at the nearby district centre. Scale of potential
	12b) Is there a range of services and facilities within a	Yes	

best use of existing transport infrastructure.	reasonable distance?		development not sufficient to have any significant impact upon the strategic network however access arrangements and localised impacts on A191 corridor will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process particularly impact on A191 corridor</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site</p>
	14b) Can development help to minimise waste generation?	In part	

encouraging re-use, recycling and composting.			<p>the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste if redeveloped. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, that is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located between a large twentieth century residential area and North Tyneside General Hospital. It forms part of a housing complex of a similar age. To the north of the site is the</p>
	16b) Would the development avoid having a significant impact	No	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		green area surrounding Murton Village. Whilst the site is adjacent to the hospital it can be more associated with the residential area. Therefore an employment development in this setting would be incoherent with the surrounding landscape character. There are no heritage constraints on this site.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Currently the site discharges into the public sewerage network. There is a joint scheme with between NWL and the Council to improve the sewerage network to the north of Rake Lane, near to Briar Vale where there is known flooding issues. Mitigation: Surface Water would have to be managed to ensure that the run off rates were no more than 50% of the levels prior to the development. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Would bring contaminated land back into use.

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider the surrounding residential area.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 125, SHLAA reference: 390, Tynemouth Court			Potential land use: Use 1) Residential
Total Site Area (ha): 0.50	Ward: Preston		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
			Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently in use for residential purpose so there would not be a large change apart from the potential for residents to be living in the area for longer and therefore making a greater contribution towards the community and with appropriate mitigation it c
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open

	people in community activities?		space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to a variety of community facilities and bus access.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is well located for both existing bus routes and the Metro system. There is access to a full range of local facilities and services in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including satisfactory access arrangements.	
	12b) Is there a range of services and facilities within a reasonable distance?	Yes		Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes		Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	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	14a) Is there capacity in existing waste management facilities to	Yes	Comments:	

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is only of low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible green space should be included as part of any new development scheme. RAG outcome: Green
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the southern boundary of health facilities. It

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	is within an early twentieth century residential area, and the majority of the houses on Hawkeys Lane reflect this. The building is large in size, but as it is single storey it is not intrusive on the streetscene. Whilst the building is not of historic significance, the boundary wall forms part of a Grade II listed outpatients building of the Victoria Jubilee Infirmary and it is in the setting of a war memorial of the same designation. In its setting, residential development would not be inconsistent with the character of the area. A minor impact would occur if this site was redeveloped, providing the mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area of the site is at risk of surface flooding. Surface water would need to be managed.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system would need to be installed. RAG outcome: Green

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in beneficial use.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No increase in noise levels from development. Noise assessment required due to ambulance station and school.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation for eligible properties.</p> <p>RAG outcome:</p> <p>Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 125, SHLAA reference: 390, Tynemouth Court			Potential land use: 2) Retail
Total Site Area (ha): 0.50	Ward: Preston		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. Whilst within the edge of centre catchment of North Shields, it is somewhat detached from it and retail use here could serve to harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a densely populated
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to the town centre with a variety of different facilities and services. The size of the site is not significant but consideration should be given to the potential impact of a retail use outside a town centre on the neighbouring centre an Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		<p>Site is well located for both existing bus routes and the Metro system. There is access to a full range of local facilities and services in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including satisfactory access arrangements.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is only of low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible green space should be included as part of any new development scheme. RAG outcome: Green
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the southern boundary of health facilities. It

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	is within an early twentieth century residential area, and the majority of the houses on Hawkeys Lane reflect this. The building is large in size, but as it is single storey it is not intrusive on the streetscene. Whilst the building is not of historic significance, the boundary wall forms part of a Grade II listed outpatients building of the Victoria Jubilee Infirmary and it is in the setting of a war memorial of the same designation. In its setting, retail development would be inconsistent with the character of the area.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area of the site is at risk of surface flooding. Surface water would need to be managed.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system would need to be installed. RAG outcome: Green
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated site is in active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider the surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 127, SHLAA reference: 392, Site at Laburnum Ave, Whitley Bay			Potential land use: Use 1) Residential
Total Site Area (ha): 0.11	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of Police services to another location. New residents to support the town centre. Overall an "in part" effect is envisaged.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of Police services to another location, so no loss of jobs. An increase and diversification in population would support employment opportunities. Jobs created/sup

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

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>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.</p> <p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>The site is in the heart of the town centre and surrounded by residential development. The loss of a police station would obviously erode confidence of having a police presence in the area and therefore increasing a potential fear of crime but</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.			developing
			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
		8c) Would development avoid loss of existing open space?	Yes
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location in the centre of Whitley Bay with close proximity to a range of facilities and services. Metro Station is within 750m of the site and a good selection of bus services.
	9b) Is the site easily accessible and well served by public	Yes	

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

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently located for both existing bus routes and Whitley Bay Metro Station. There is access to a complete range of local facilities and services in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access and parking arrangements will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access arrangements, parking and network capacity are resolved through the planning application process</p> <p>RAG outcome: Amber</p>

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the</p>

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Green Belt. It is outside of the 300m catchment for accessible greenspace. Mitigation:
	15c) Would the site afford sufficient access to existing green space?	No	New development should provide accessible greenspace of a high standard. Ensure access is available throughout the site. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The police station plays a key role in the local landscape. This striking, late Victorian building stands apart from the terrace houses that surround it. It is also very visible from the commercial street to the north. Although non-designated, the building has retained many original features such as engraved lintles and windows. Whilst it stands apart from the surrounding buildings, it is not incongruous to its surroundings and contributes to them. Therefore, the loss of this building would have a major, negative impact. If the police station cannot be retained, new development should follow the mitigation to have a positive impact. Developing the site for residential use would be consistent with the character of this area as it is more associated with Laburnum Avenue than Whitley Road. 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?	Yes	Comments: Area to the south of the site is identified as being at risk from surface water flooding.
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	If developed, the run off rate must not exceed 50% of the level prior to the development. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is brownfield land in use by police station.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. Within coal referral area- gas assessment required.

			<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: No increase in noise levels from development. Noise assessment required due to A road and schools.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation: Design and layout techniques which include sound insulation for eligible.</p>
			<p>RAG outcome: Amber</p>

Local Plan Reference: 127, SHLAA reference: 392, Site at Laburnum Ave, Whitley Bay			Potential land use: 2) Retail
Total Site Area (ha): 0.11	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this central town centre location would contribute to the area's vibrancy and vitality. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: The area currently suffers from job deprivation; the jobs created by new retail development would be positive in this respect. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: Whilst Whitley Bay town centre will appeal to visitors as part of the coastal experience, it is not possible to say that this one potential shop amongst others would create a significant impact in supporting tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m. Mitigation: Ensure contributions for 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?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location in the centre of Whitley Bay with close proximity to a range of facilities and services. Metro Station is within 750m of the site and a good selection of bus services. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for both existing bus routes and Whitley Bay Metro Station. There is access to a complete range of local facilities and services in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access and parking arrangements will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access arrangements, parking and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is outside of the 300m catchment for accessible greenspace.</p> <p>Mitigation:</p> <p>New development should provide accessible greenspace of a high standard. Ensure access is available throughout the site.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The police station plays a key role in the local landscape. This striking, late Victorian building stands apart from the terrace houses that surround it. It is also very visible from the commercial street to the north. Although non-designated, the building has retained many original features such as engraved lintles and windows. Whilst it stands apart from the surrounding buildings, it is not incongruous to its surroundings and contributes to them. Therefore, the loss of this building would have a major, negative impact. Whilst the site is visible from the commercial Whitley Road, it is associated more with the residential Laburnum Avenue. Therefore retail use on this site would not be inkeeping with the surrounding area.</p> <p>Mitigation:</p> <p>Red</p> <p>RAG outcome:</p> <p>Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>Area to the south of the site is identified as being at risk from surface water flooding.</p> <p>Mitigation:</p> <p>If developed, the run off rate must not exceed 50% of the level</p>
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	

	from historic flooding incidents or an area of identified flood risk)		prior to the development. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered significant due to current use and location to town centre.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: 128, SHLAA reference: 393, Benton Curve (south west)			Potential land use: Use 1) Residential
Total Site Area (ha): 0.72	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area. 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
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Although this is a greenfield site it appears that there is no maintenance of the site and it is vacant land. Although the site may offer some amenity value, development for residential would help to create a quality environment in which to live and incre
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: 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 proximity to a selection of local shops and a GP surgery and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

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

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both existing bus routes and Benton station. There is access to a limited range of local facilities and services but the site is not in immediate reach of a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however difficulty in access may become a factor which prevents development. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process, in particular access issues would have to be satisfactorily resolved.</p> <p>RAG outcome:</p> <p>Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. However, the Biodiversity Officer feels very strongly that the site represents a significant habitat that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			<p>RAG outcome: Amber</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is greenfield the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located within an early twentieth century residential area. The southern section of the site is within the Benton Conservation Area and the trees that are located here play a key role in the setting and boundary of it. The importance of the trees is further enforced by the Tree Preservation Order on them. It is not clear if there are any heritage assets on this site. The residential development of this site would have a neutral to positive impact as it would be consistent with the existing character of the area.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The Longbenton Letch is located to the north of the site and surface water would have to be attenuated from the site ensure that surface water discharge rates are managed.</p> <p>Mitigation:</p> <p>Through the installation of a suitable SuDS system.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Mixed brownfield and greenfield site. Potentially contaminated site- gas and contaminated land assessment required and could therefore be brought back into use.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Amber</p>
	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?	In part	<p>Comments:</p> <p>No increase in noise levels. Noise assessment required due to neighbouring roads.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 128, SHLAA reference: 393, Benton Curve (south west)			Potential land use: 2) Employment
Total Site Area (ha): 0.72	Ward: Benton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Close proximity to a selection of local shops and a GP surgery and Metro Station.</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation:</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome:</p>

			Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both existing bus routes and Benton station. There is access to a limited range of local facilities and services but the site is not in immediate reach of a town or district centre. Scale of potential development not sufficient to</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

transport infrastructure.			have any significant impact upon the strategic network however difficulty in access may become a factor which prevents development. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process., in particular access issues would have to be satisfactorily resolved.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. However, the Biodiversity Officer feels very strongly that the site represents a significant habitat that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is greenfield the net</p>
	14b) Can development help to minimise waste generation?	No	

encouraging re-use, recycling and composting.			<p>impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within an early twentieth century residential area. The southern section of the site is within the Benton Conservation Area and the trees that are located here play a key role in the setting and boundary of it. The importance of the trees is further enforced by the Tree Preservation Order on them.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

maintaining and strengthening local distinctiveness and sense of place.			It is not clear if there are any heritage assets on this site. Due to the residential nature of the surrounding area, development of an employment nature would be out of keeping with the established residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The Longbenton Letch is located to the north of the site and surface water would have to be attenuated from the site ensure that surface water discharge rates are managed. Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	

	versatile agricultural land?		residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 129, SHLAA reference: 400, Silverbirch		Potential land use: Use 1) Residential	
Total Site Area (ha): 1.14	Ward: Camperdown		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Development of this site would represent a loss of employment land. Homes in this location would be of potential concern to the operation of surrounding economic uses.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of employees to another location, so no loss of jobs. An increase and diversification in population would support employment opportunities. Jobs

			created/supported
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of employees to another location, so no loss of jobs overall. This area is well connected and does suffer from some employment deprivation; residential developmen
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: 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
SOCIAL			
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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is within an industrial estate and not a location that

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	No	would seem to contribute towards creating a harmonious community. Mitigation would help to improve the area for increasing community participation with reference made to the existing resident Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 1km of Killingworth Town Centre and there are local shops (including a Post Office) within 500m of the site. Close to a main truck road with bus stops.
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments: Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation: Suds attenuation ponds to filter surface water before it exits site.</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>RAG outcome: Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As most of the buildings on the site are empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	<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</p>

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services and the site is not too far from Killingworth town centre. Due to the location of development access arrangements and the impact on the A1056 corridor will need to be assessed through a Transport Assessment.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As most of the buildings on site are empty the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is not of sufficient quality.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	In part	New development should provide accessible greenspace of a high standard. Ensure access is available through the site. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently forms part of the Silverbirch Industrial Estate. It is adjacent to a twentieth century residential area. This is a stand alone unit, on the edge of the industrial estate and well screened from the main road. Whist it is within an employment area, there are houses within close proximity. This could result in development having a neutral impact, if designed correctly.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	Surface Water	Surrounding the site are areas that are susceptible to surface water flooding. However, there have been no recorded flood events in this area.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	Through the installation of a suitable SuDS system.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Contaminated land assessment required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Noise assessment required
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 129, SHLAA reference: 400, Silverbirch		Potential land use: 2) Employment	
Total Site Area (ha): 1.14	Ward: Camperdown		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 1km of Killingworth Town Centre and there are local shops (including a Post Office) within 500m of the site. Close to a main truck road with bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			n/a
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services and the site is not too far from Killingworth town centre. If the site remains in use for employment purposes the existing transport infrastructure will be able to cope.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	Mitigation: With site remaining in existing employment use no mitigation is required
	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?	n/a	Comments: No impact if site stays in current use. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is not of sufficient quality. Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	In part	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently forms part of the Silverbirch Industrial Estate. It is adjacent to a twentieth century residential area. This is a stand alone unit, on the edge of the industrial estate and well screened from the main road. Retaining this site in employment use would not have a major impact on the landscape as it would potentially result in little change. Therefore the impact would be neutral. 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: Surrounding the site are areas that are susceptible to surface water flooding. However, there have been no recorded flood events in this area. Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated site is in use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however not considered significant due to surrounding employment uses.</p> <p>Mitigation:</p> <p>Design and layout techniques which involve sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: 133, SHLAA reference: 404, Drift Inn			Potential land use: Use 1) Residential
Total Site Area (ha): 0.28	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. 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?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. However, potential loss of jobs from pub closure.
			Mitigation: n/a

			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. However, the loss of the pub may mean a small reduction in employment opportunities in immediate area.
	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
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is situated in an area that is a mix of employment, residential and open space. If developed for residential it would help to create a quality environment in which to live/work and could potentially reduce the perception of anti-social behaviour Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: 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 proximity to bus stops on a main road that includes some local shops but the site is quite detached from most facilities to serve the residents.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the buildings on site are empty the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located within the north west of the borough, in the settlement of Seaton Burn. The public house is at the end of a residential road, which has properties of a variety of ages. The building of some age, but due to later extensions and alterations its significance has reduced. The loss of this building would have a minor impact on the landscape. Further residential development would be consistent with the surrounding area. Mitigation should be followed to ensure an overall positive impact occurs.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>There are no known flooding issues on site.</p> <p>Mitigation:</p>
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	<p>Betterment would be sought in terms of the surface water run off rates.</p> <p>RAG outcome:</p> <p>Green</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated a small part of the site is in beneficial use. Within 250 of landfill- Gass assessment required and Contamination assessment.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>No increase in noise levels. Noise assessment required.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation for eligible properties.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 133, SHLAA reference: 404, Drift Inn			Potential land use: 2) Employment
Total Site Area (ha): 0.28	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment already established in the area although there is a residential property to the rear of the site. Development could create a quality environment in which to live/work. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	Yes	n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to bus stops on a main road that includes some local shops but the site is quite detached from most facilities to serve the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.

	any watercourse or water body?		RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the buildings on the site are empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped or re-used Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site is some distance from a town or district
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the buildings on site are empty the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	No	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within the north west of the borough, in the settlement of Seaton Burn. The public house is at the end of a residential road, which has properties of a variety of ages. The building of some age, but due to later extensions and alterations its significance has reduced. The development of this site for an employment use would be inconsistent with the surrounding</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

strengthening local distinctiveness and sense of place.			residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes n/a	Comments: There are no known flooding issues on site.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Betterment would be sought in terms of the surface water run off rates.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas

			emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land development however, in this instance not considered significant due to surrounding uses.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 136, SHLAA reference: 410, Unit 1 & 2 Wesley Way			Potential land use: Use 1) Residential
Total Site Area (ha): 1.70	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Development of this site would represent a loss of employment land. Homes in this location would be of potential concern to the operation of surrounding economic uses.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Although a former employment site, it has been vacant for some time. An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			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	RAG outcome: Green		
	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		
			SOCIAL		
			5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part

wide range of education and training opportunities.	schools to accommodate anticipated growth?		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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Site is on an existing employment site surrounded by other employment uses and it wouldn't be a positive site to create a harmonious community. Mitigation could deliver some some benefits to encourage local involvement in the area. Mitigation: Ensure sufficient community facilities within or near the
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to Palmersville Metro Station and other bus stops in the vicinity of the site. Asda Superstore serves an element of local needs but other facilities are a greater distance from the site (over 1km).
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome:

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the 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>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is well located for Palmersville station. Adequate access to local facilities and services but remote from a town or district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. However, the Biodiversity Officer feels strongly that the site represents a habitat that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>Retention of most sensitive parts.</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace.</p> <p>Mitigation:</p> <p>New development should provide accessible greenspace of a high standard. Ensure access is available through the site.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located on the edge of Benton Square Industrial Estate. There are residential areas to the east and west. Whilst it is located in an employment area, a suitably designed residential development could be appropriate.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site is in an area that has been outlined as at risk from surface water flooding in the EA maps. No known flooding issues on site.</p> <p>Mitigation:</p> <p>Through the installation of a suitable SuDS system.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in beneficial use.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Please note that areas to the west have shown elevated levels of Carbon dioxide and methane. As such I will require gas monitoring to take place on the site prior to development. If protection measures are required these to be submitted in advance for agreement of the Local Authority.</p> <p>Due to the previous industrial use and proposed sensitive end use a full assessment of the ground conditions is required to ensure that there is either no contamination or if contamination is found that there are appropriate measure in place to mitigate against it. The results of the site investigation and any proposed mitigation is to be submitted prior to development of the site.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential risk of noise pollution. Noise assessment required.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Residential development would not increase noise levels.</p> <p>Mitigation: Design and layout techniques which include sound insulation for eligible properties.</p> <p>RAG outcome: Amber</p>

Local Plan Reference: 136, SHLAA reference: 410, Unit 1 & 2 Wesley Way			Potential land use: 2) Employment
Total Site Area (ha): 1.70	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for establishment of usable green space. RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to Palmersville Metro Station and other bus stops in the vicinity of the site. Asda Superstore serves an element of local needs but other facilities are a greater distance from the site (over 1km). Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation: Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome: Amber</p>
	11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	<p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well served by bus routes but is well located for</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	<p>Palmersville station. Adequate access to local facilities and services but remote from a town or district centre. Although currently not in an active use the site has been used for employment purposes and transport infrastructure should be able to cope with with reinstatement for such purposes.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to	Yes	<p>With site remaining in existing employment use no mitigation is</p>

	accommodate growth?		required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a protected wildlife site nor is it near one. However, the Biodiversity Officer feels strongly that the site represents a habitat that would be fragmented by redevelopment. Mitigation: Retention of most sensitive parts. RAG outcome: Amber
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in current use. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	No	New development should provide accessible greenspace of a high standard. Ensure access is available through the site. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located on the edge of Benton Square Industrial Estate. There are residential areas to the east and west. As the site is currently forms part of an industrial estate, the retention of the site in employment use will have a neutral impact on the site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is in an area that has been outlined as at risk from surface water flooding in the EA maps. No known flooding issues on site. Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in beneficial use.</p> <p>Mitigation:</p> <p>Gas monitoring must take place on the site prior to development. If protection measures are required these need to be submitted in advance for agreement of the Local Authority.</p> <p>Due to the previous industrial use and proposed sensitive end use a full assessment of the ground conditions is necessary to ensure that there is either no contamination or if contamination is found that there are appropriate measure in place to mitigate against it. The results of the site investigation and any proposed mitigation is to be submitted prior to development of the site.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No increase in noise levels.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	19b) Would development avoid creation of noise pollution?	n/a	



North Tyneside Council

Working in partnership with
CAPITA

			Green
--	--	--	-------

Local Plan Reference: 137, SHLAA reference: 411, Coleman NE Ltd			Potential land use: Use 1) Residential
Total Site Area (ha): 0.28	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Development of this site would represent a loss of employment land. Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Although an employment site, this site has appeared to be vacant and has been marketed as a potential development site for some time. An increase and diversification in population would support

			employment opportunities. Jobs created/supported in the house
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: At present this is an unattractive site at a gateway to the popular Fish Quay area. Whilst redevelopment would not have a significant effect on tourism growth, it will contribute to improving the appearance and image of an area popular with visitors.

			Mitigation: n/a RAG outcome: Amber
SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments:</p> <p>The site is currently unattractive and in an area with a mix of residential and employment sites. The adjacent site to the west is housing and the development of the site for residential would help contribute towards reducing the fear of crime and anti so</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities.</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>Close proximity to North Shields Town Centre and Tynemouth District Centre that both offer a variety of facilities and services</p>
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		that would support the residents of the site. North Shields and Tynemouth also offer a range of bus services and Metro Station.
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

through more efficient use of resources.			for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes, it is not too far from the Metro but access is not straightforward. There is access to a full range of local facilities and services in North Shields town centre but, whilst near in distance, again local topography is somewhat mitigating. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process.
			RAG outcome:

			Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it adjacent to one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	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 of accessible greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on a hill within the Fish Quay Conservation Area. This prominent location, with some low density development, provides an open aspect which also contributes to the setting of the Grade II listed Irvin Building. New development will need to comply with the mitigation to ensure a negative impact does not occur on the landscape. The character of the area would not be adversely affected by residential development as this is established to the west of the site. 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: Due to the topography and location of the site next to the River
	If no, which type?	Surface	

		Water	Tyne, run off rates towards the Tyne are high in this location. Any development would have to attenuate and control water on site to reduce surface water discharge rates.
	17b) Is the site free from historic recorded flood events?	In Part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Due to the sensitive end use a site investigation would be required. Any application would have Con 01 attached to ensure the site was assessed for potential contamination. A site visit carried out by the councils Contaminated land officer determined asbestos was on site within demolition rubble. With the exception of the north west corner the site is within a Coal Authority Area, Gas 06 would be attached to investigate the potential for ground gas to be affecting the site. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	Comments: Potential risk of noise pollution. Noise assessment required.

	19b) Would development avoid creation of noise pollution?	n/a	<p>Residential development would not increase noise levels.</p> <p>Mitigation: Due to the surrounding area being industrial in nature a noise assessment would be required</p> <p>RAG outcome: Amber</p>
--	---	-----	--

Local Plan Reference: 137, SHLAA reference: 411, Coleman NE Ltd			Potential land use: 2) Retail
Total Site Area (ha): 0.28	Ward: Tynemouth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to North Shields Town Centre and Tynemouth District Centre that both offer a variety of facilities and services. North Shields and Tynemouth also offer a range of bus services and Metro Station. Consideration would need to be given by way Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

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

			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for existing bus routes, it is not too far from the Metro but access is not straightforward. There is access to a full range of local facilities and services in North Shields town centre but, whilst near in distance, again local topography is somewhat mitigating. Although currently not in an active use the site has been used for employment purposes and transport infrastructure should be able to cope with with reinstatement for such purposes.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it adjacent to one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located on a hill within the Fish Quay Conservation Area. This prominent location, with some low density development, provides an open aspect which also contributes to the setting of the Grade II listed Irvin Building. New development will need to be well considered in this prominent location. Retail development is not a characteristic of this landscape, but could be suitable as it can relate to the surrounding businesses.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Due to the topography and location of the site next to the River Tyne, run off rates towards the Tyne are high in this location. Any development would have to attenuate and control water on site to reduce surface water discharge rates.</p> <p>Mitigation:</p> <p>Through the installation of a suitable SuDS system.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	yes	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Due to the sensitive end use a site investigation would be required. Any application would have Con 01 attached to ensure the site was assessed for potential contamination. A site visit carried out by the councils Contaminated land officer determined asbestos was on site within demolition rubble. With the exception of the north west corner the site is within a Coal Authority Area, Gas 06 would be attached to investigate the potential for ground gas to be affecting the site. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land development however, in this instance not considered significant due to surrounding uses.
	19b) Would development avoid creation of noise pollution?	in part	Mitigation: Due to the surrounding area being industrial in nature a noise assessment would be required



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: 138, SHLAA reference: 412, Site at Esplanade, Whitley Bay			Potential land use: Use 1) Residential
Total Site Area (ha): 0.16	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current vacant site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a

			<p>RAG outcome:</p> <p>Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments:</p> <p>Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.</p> <p>Mitigation:</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	<p>RAG outcome:</p> <p>Green</p>
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	<p>Comments:</p> <p>Whitley Bay is a popular area for visitors. New residents could support visitor attractions. However, residential development could mean the loss of an attractive heritage asset. An "in part" outcome is envisaged.</p>
			<p>Mitigation:</p> <p>n/a</p>
			<p>RAG outcome:</p> <p>Amber</p>

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site offers an opportunity for community activity in the area but the development of residential development on the site in an existing residential area would be seen to be positive. The
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		development would support the ceration of a harmonious neighbour
			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation:
	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Situated within Whitley Bay Town Centre with a range of community facilities and services within close proximity of the site. The site also benefits from Whitley Bay Metro station and bus services being close to the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <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	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Site is not a protected wildlife site. It is not considered that it</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased population in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.</p> <p>RAG outcome: Amber</p>	
	14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
		14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the</p>	

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located within the centre of Whitley Bay. Located on the site is a non-designated church, dating from the early twentieth century. The surrounding residential streets are also from the same period. Whilst it is a notable change in the streetscene, the church sits comfortably in its surroundings in a way that suggests it was designed as such. Many of the church's original features are still in situ. A major negative impact would occur if this building is lost as it forms an important part of the local landscape. If it is lost then the mitigation will need to be followed to ensure new development does not have a negative impact on the surrounding area.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes n/a	Comments: No known flood issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Suitable SuDS system installed.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Coal Referral Area and sensitive end use. A site investigation would be required.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			RAG outcome: Green

Local Plan Reference: 138, SHLAA reference: 412, Site at Esplanade, Whitley Bay			Potential land use: 2) Retail
Total Site Area (ha): 0.16	Ward: Whitley Bay		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Edge of centre site with good access that would have good links to Whitley Bay town centre and provide the opportunity to grow a greater range of retail options potentially available. However retail use here could harm the centre. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail development would create jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here, amongst guesthouses and on route from the Metro to the coast, could help to support the attraction of the area to visitors.
			Mitigation: n/a
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that is close to Whitley Bay Metro Station and bus services.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

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

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation:</p> <p>Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located within the centre of Whitley Bay. Located on the site is a non-designated church, dating from the early twentieth century. The surrounding residential streets are also from the same period. Whilst it is a notable change in the streetscene, the church sits comfortably in its surroundings in a way that suggests it was designed as such. Many of the church's original features are still in situ. A major negative impact would occur if this building is lost as it forms an important part of the local landscape. Retail development is not a characteristic of this area and would not be consistent with the surrounding residential grain.</p> <p>Mitigation:</p> <p>Red</p> <p>RAG outcome:</p> <p>Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>No known flood issues.</p> <p>Mitigation:</p> <p>Suitable SuDS system installed.</p> <p>RAG outcome:</p>
	If no, which type?	n/a	
	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	In Part	

	risk)		Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Coal Referral Area. A site investigation would be required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Info not available
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Potential risk of noise pollution. Noise assessment required. RAG outcome: Amber

Local Plan Reference: 140, SHLAA reference: 422, Former Dudley Miners Welfare Centre			Potential land use: Use 1) Residential
Total Site Area (ha): 0.17	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This is a previously developed site that now has 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
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open

	people in community activities?		space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is within the suitable catchment of 300m but it is of particularly poor quality.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of a variety of services and facilities and services to meet the needs of future residents and bus stops also within 250m of the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>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.</p> <p>Mitigation:</p> <p>High quality, accessible greenspace should be included as part of any new development scheme.</p> <p>RAG outcome:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

			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:</p> <p>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:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In Part	<p>Comments:</p> <p>No known flood issues.</p> <p>Mitigation:</p> <p>Suitable SuDS system installed.</p> <p>RAG outcome:</p> <p>Green</p>
	If no, which type?	N/A	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	n/a	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		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.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
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: Amber

Local Plan Reference: 140, SHLAA reference: 422, Former Dudley Miners Welfare Centre			Potential land use: 2) Employment
Total Site Area (ha): 0.17	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This is a previously developed site that now has the appearance of a greenfield site. The development of this vacant site for employment development would bring about a benefit to the existing local community and reduce the fear of anti-social behaviour Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is within the suitable catchment of 300m but is of particularly poor quality. Mitigation: Ensure contributions for establishment of usable green space. 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?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	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: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.	
	12b) Is there a range of services and facilities within a reasonable distance?	Yes		Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes		Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	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	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	

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes
	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	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: Green
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: 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
	16b) Would the development avoid having a significant impact	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		development to the east and traditional terraced houses leading up to it from the south. The street feels very low density with other individual units detached from one another. The site is currently vacant, so development here would be an improvement. It will need to appropriately reflect the surrounding area in order to have a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In Part N/A	Comments: No known flood issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Suitable SuDS system installed.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid potential increase to contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to establish if

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

Local Plan Reference: 141, SHLAA reference: 430, Site of the former Seaton Burn First School			Potential land use: Use 1) Residential
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

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

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: A previously developed site but now a maintained greenfield. The area is predominantly residential so the development for residential would help contribute towards creating a harmonious, crime free neighbourhood. Through appropriate mitigation it would
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open

	people in community activities?		space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. The development of this site would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	in part	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Seaton Burn offers some local shops that are within 500m of the site and the primary school is within 750m of the site but the site is not close to a range of facilities. Close proximity to bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Provision of open space would need to be provided with access to the surrounding area.
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a fair range of services and facilities offered locally in Seaton Burn. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is open space the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The site is designated as open space therefore development here would result in a loss. It is not located within the Green Belt, but it is adjacent to the west. The site is within the 300m catchment of accessible greenspace, which is of an acceptable stan
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Mitigation: Replacement open space will be required within the same area of

	space?		the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west of the borough and forms a break between Seaton Burn and Wideopen. This is quite significant as many of these small settlements have expanded and merged together. It has residential development to the north and south, which are suitable as family homes. Adjacent to the site are two locally registered residential buildings where are associated with the former school. The boundary wall, though to also be associated with the former school, is of some age. Whilst the site plays a role in the landscape, it is not considered that residential development of this site would have a negative impact as it would be consistent with the surrounding landscape. 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: Northern part of the site located in FZ2 and 3. Exception Test would be required.
	If no, which type?	Mix of sources	

	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	<p>Mitigation:</p> <p>SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.</p> <p>RAG outcome:</p> <p>Red</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Greenfield site potentially contaminated but would help to avoid the loss of the best and most versatile agricultural land. Contamination assessment and Gas assessment required – within Coal Referral Area.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise	19a) Would development be free from potential risk of noise	In part	Comments:



pollution.	pollution?		No increase in noise levels through development. Noise survey required.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Aircraft noise can be mitigated against through good design.
			RAG outcome: Amber

Local Plan Reference: 141, SHLAA reference: 430, Site of the former Seaton Burn First School			Potential land use: 2) Employment
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. The development of this site would see the loss of accessible green space. Mitigation:
	8c) Would development avoid loss of existing open space?	in part	Ensure contributions for establishment of usable green space. RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Seaton Burn offers some local shops that are within 500m of the site and the primary school is within 750m of the site but the site is not close to a range of facilities. Close proximity to bus stops. Mitigation: Provision of open space would need to be provided with access to the surrounding area. RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is open space, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a fair
	12b) Is there a range of services and facilities within a	In part	

options and make the best use of existing transport infrastructure.	reasonable distance?		range of services and facilities offered locally in Seaton Burn. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is open space the</p>
	14b) Can development help to minimise waste generation?	No	

encouraging re-use, recycling and composting.			<p>net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: The site is designated as open space therefore development here would result in a loss. It is not located within the Green Belt, but it is adjacent to the west. The site is within the 300m catchment of accessible greenspace, which is of an acceptable stan</p> <p>Mitigation: Replacement open space will be required within the same area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within the north west of the borough and forms a break between Seaton Burn and Wideopen. This is quite significant as many of these small settlements have expanded</p>
	16b) Would the development avoid having a significant impact	No	

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>on the Borough's landscape character?</p>		<p>and merged together. It has residential development to the north and south, which are suitable as family homes. Adjacent to the site are two locally registered residential buildings where are associated with the former school. The boundary wall, though to also be associated with the former school, is of some age. In this landscape, residential development would be inconsistent with the surrounding residential grain.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>Mix of sources</p> <p>In Part</p> <p>No</p>	<p>Comments: Northern part of the site located in FZ2 and 3. Exception Test would be required.</p> <p>Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.</p> <p>RAG outcome: Red</p>
<p>18. To avoid the loss of</p>	<p>18a) Will the site bring contaminated land back into beneficial</p>	<p>Yes</p>	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring contaminated land back into use. Mitigation needed to avoid potential increase to levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: 143, SHLAA reference: 433, Site at Western Terrace (east)			Potential land use: Use 1) Residential
Total Site Area (ha): 0.10	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. 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?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. However, potential loss of jobs from loss of club.
			Mitigation: n/a

			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. However, some small-scale job loss from loss of club.
	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: Nho link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome: Amber
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a social club that could offer community activities but the the development for residential could also bring positive benefits for the community with an increase in residents to the area to help increase natural surveillance and thro Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is connected to a limited range of local community facilities but there is a local Post Office and local shops (including John Willie Sams Centre) within 500m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Future of ECML crossing to be considered.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	In part	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is of a low value and quality.</p> <p>Mitigation:</p> <p>High quality accessible greenspace should be included as part of any new development scheme.</p> <p>RAG outcome:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located within the north west area of the borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. The original Edwardian club is of some interest but the later alterations and extensions have reduced its significance. The loss of this building would have a minor impact and further residential development would be coherent with the character of the surrounding area.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>No known flood issues.</p> <p>Mitigation:</p> <p>SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.</p> <p>RAG outcome:</p> <p>Green</p>
	If no, which type?	n/a	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Contamination assessment Gas assessment required-within 250m of former colliery and landfill. Mitigation: Potential increase in contamination would be mitigated against. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels from residential development. Noise assessment required. Mitigation: Design and layout techniques which include sound insulation for eligible properties. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 143, SHLAA reference: 433, Site at Western Terrace (east)			Potential land use: 2) Employment
Total Site Area (ha): 0.10	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Loss of a social club in a residential area would be considered to have an overall detrimental impact on the local community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments: The site is connected to a limited range of local community facilities but there is a local Post Office and local shops (including John Willie Sams Centre) within 500m.</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	<p>Mitigation: n/a</p>
			<p>RAG outcome: Green</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments: Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation: Suds attenuation ponds to filter surface water before it exits site.</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>RAG outcome:</p>

			Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>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</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

transport infrastructure.			impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Future of ECML crossing to be considered.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p>
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is of a low value and quality.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	<p>Mitigation: High quality accessible greenspace should be included as part of any new development scheme.</p>
	15c) Would the site afford sufficient access to existing green space?	In part	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within the north west area of the borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. The original Edwardian club is of some interest but the later alterations and extensions have reduced its significance. The redevelopment of this site for</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>employment development would not be in keeping with the surrounding residential grain and would therefore not have a positive impact on the character of the landscape.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>Yes</p>	<p>Comments: No known flood issues.</p> <p>Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.</p> <p>RAG outcome: Green</p>
	<p>If no, which type?</p>	<p>n/a</p>	
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In Part</p>	
<p>18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.</p>	<p>18a) Will the site bring contaminated land back into beneficial use?</p>	<p>In part</p>	<p>Comments: Whilst potentially contaminated the site is currently in beneficial use.</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</p>
	<p>18b) Would development avoid potential increase to levels of contamination?</p>	<p>Yes</p>	
	<p>18c) Would development avoid the loss of the best and most</p>	<p>Yes</p>	

	versatile agricultural land?		residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Any potential disturbance from aircraft noise can be mitigated against through good design. Mitigation: Design and layout techniques which include noise insulation. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 144, SHLAA reference: 535, Trembles Yard, Whitley Road, Benton		Potential land use: Use 1) Residential	
Total Site Area (ha): 1.40	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?	No	Comments: Development of this site would represent a loss of employment land. Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	no	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. However, some job loss from loss of employment site. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	RAG outcome: Amber
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: The site currently represents an unattractive feature in the area and redevelopment could represent an improvement in quality of life.</p>
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	Mitigation: n/a
	8c) Would development avoid loss of existing open space?	Yes	RAG outcome: green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is close to some facilities but is a little detached from facilities and services to serve the needs of the future residents.
	9b) Is the site easily accessible and well served by public transport?	in part	Bus stops are within close proximity of the site and Benton Metro Station is within 750m.
			Mitigation: n/a RAG outcome:

			Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	in part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: SuDs to attenuate surface water run off
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are some services and facilities offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			<p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located on the edge of a largely residential area, with open space to the south and east. Whilst there are no heritage assets on site, it is in the vicinity of the Grade II listed East Benton Farm and the non-designated East Benton Cottages. As a currently developed site of low aesthetic quality, redevelopment could improve the setting of East Benton Cottages and the character of the wider area.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In Part	<p>Comments:</p> <p>No known flood issues.</p> <p>Mitigation:</p> <p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	N/A	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		<p>Whilst potentially contaminated the site is currently in beneficial use. Contamination assessment Gas assessment may be required.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	<p>Comments:</p> <p>Potential noise pollution from East Coast main line. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation for eligible properties.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: 144, SHLAA reference: 535, Trembles Yard, Whitley Road, Benton			Potential land use: 2) Employment
Total Site Area (ha): 1.40	Ward: Northumberland		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Site would support existing and potential jobs
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	no	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	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
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site currently represents an unattractive feature in the area and redevelopment could represent an improvement in quality of life. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is close to some facilities but is a little detached from facilities and services to serve the needs of the future residents. Bus stops are within close proximity of the site and Benton Metro Station is within 750m.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Amber</p>
	9b) Is the site easily accessible and well served by public transport?	in part	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p>
	10b) Is the site free from any known drainage constraints?	in part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In part	SuD's to attenuate surface water run off RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. 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	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 some
	12b) Is there a range of services and facilities within a	In part	

options and make the best use of existing transport infrastructure.	reasonable distance?		services and facilities offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to</p>
	14b) Can development help to minimise waste generation?	In part	

recycling and composting.			<p>neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located on the edge of a largely residential area, with open space to the south and east. Whilst there are no heritage assets on site, it is in the vicinity of the Grade II listed East Benton Farm and the non-designated East Benton Cottages. As a currently developed site of low aesthetic quality, redevelopment</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			<p>could improve the setting of East Benton Cottages and the character of the wider area.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In Part	<p>Comments: No known flood issues.</p> <p>Mitigation:</p>
	If no, which type?	N/A	
	17b) Is the site free from historic recorded flood events?	Yes	<p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome: Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is currently in beneficial use.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Potential increase in contamination would be mitigated against.</p> <p>RAG outcome: Green</p>

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Not likely to increase in noise levels, as site is currently in employment use.</p> <p>Mitigation: Any new development should be designed and laid out appropriately.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: E003, SHLAA reference: 55, Weetslade, Sandy Lane, Weetslade			Potential land use: Use 1) Employment (distribution, waste management facilities)
Total Site Area (ha): 32.00	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to bus services on the trunk road network.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Contribution to current facilities, improved public transport.
			RAG outcome:
			Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes but remote from the Metro system. There are no facilities or services available locally and the site is over 2km from the nearest town or district centre. Site is currently vacant and this could be a large scale, significant
	12b) Is there a range of services and facilities within a reasonable distance?	No	

transport infrastructure.			employment development. Therefore the scale of development and the number of jobs this would generate will be substantial and the impacts upon the transport infrastructure will have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Parts of this site are designated for its biodiversity value and its linkages to other important sites. This site, and other sites could be harmed through development.</p> <p>Mitigation:</p> <p>Retention of most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome:</p> <p>Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not developed the net waste generation from the site is likely to</p>
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible open space, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within the north west of the borough. Located to the north and west of the site is the Green Belt. Also to the north is the Weetslade Country Park, a key natural feature in the landscape. To the south of the site is a small, established industrial estate. The area has a rural feel to it. The site features</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>some rare, non-designated pithead baths and their loss would represent a substantial, negative impact. Archaeological assets may be present and investigative work is required before any development can begin. Further employment of this nature could be appropriate and would continue this existing industrial area. Views to Weetslade Country Park should be protected as should the heritage assets on the site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>Surface Water</p> <p>Yes</p> <p>Yes</p>	<p>Comments: With the topography of the site, there is potential for the site to improve over land run off rates.</p> <p>Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome: Amber</p>
<p>18. To avoid the loss of</p>	<p>18a) Will the site bring contaminated land back into beneficial</p>	<p>In part</p>	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Mixture of brownfield and greenfield land. Will help to bring contaminated land back into use. Mitigation required to avoid increase in levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, in this instance not considered to be significant due to surrounding a
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: E004, SHLAA reference: 385, Weetslade East A			Potential land use: Use 1) Employment
Total Site Area (ha): 1.40	Ward: Weetslade		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to bus services on the trunk road network.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Contribution to current facilities, improved public transport.
			RAG outcome:
			Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes but remote from the Metro system. There are no facilities or services available locally and the site is over 2km from the nearest town or district centre. Site is currently vacant and this could be a large scale, significant
	12b) Is there a range of services and facilities within a reasonable distance?	No	

transport infrastructure.			employment development. Therefore the scale of development and the number of jobs this would generate will be substantial and the impacts upon the transport infrastructure will have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Parts of this site are designated for its biodiversity value and its linkages to other important sites. This site, and other sites could be harmed through development.</p> <p>Mitigation:</p> <p>Retention of most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome:</p> <p>Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not developed the net waste generation from the site is likely to</p>
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible open space, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located within the north west of the borough. Located to the north and west of the site is the Green Belt. Also to the north is the Weetslade Country Park, a key natural feature in the landscape. To the south of the site is a small, established industrial estate. The area has a rural feel to it. Archaeological</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			<p>assets may be present and investigative work is required before any development can begin. Further employment of this nature could be appropriate and would continue this existing industrial area. Views to Weetslade Country Park should be protected.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>With the topography of the site, there is potential for the site to improve over land run off rates.</p> <p>Mitigation:</p> <p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome: Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	<p>Comments:</p> <p>Will help to bring contaminated land back into use. Mitigation required to avoid increase in levels of contamination.</p> <p>Mitigation:</p>
17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes		
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Will help to bring contaminated land back into use. Mitigation required to avoid increase in levels of contamination.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
	19. To reduce noise pollution.	<p>19a) Would development be free from potential risk of noise pollution?</p> <p>19b) Would development avoid creation of noise pollution?</p>	<p>n/a</p> <p>In part</p> <p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, in this instance not considered to be significant due to surrounding a</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>

Local Plan Reference: E008, SHLAA reference: 379, Gosforth Business Park, Salters Lane, Longbenton **Potential land use: Use 2) Employment**

Total Site Area (ha): 10.90

Ward: Longbenton

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Employment uses in this employment area, that is well located, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Surrounded by other employment sites and support shared services in the area and clustering could help foster community cohesion in the area for employees with appropriate mitigation. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: Ensure the open space is protected and linkages are provided that are of a benefit to the existing open space and surroundings to provide an attractive area for those employed on the site and desirable place to invest. Not close to local facilities but bu Mitigation: Contribution to current facilities, improved public transport. RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site</p> <p>RAG outcome:</p> <p>Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes, which also give access to the</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	No	Metro system. However the site is remote from services and facilities with mainly other employment uses in the locality. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure including impacts on A188/A189 and addressing access to the site.. Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Although site is not a designated wildlife site, it does have some biodiversity value, as set out by the biodiversity officer.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	Mitigation: Opportunity for small scale green space provision within the site to encourage biodiversity. RAG outcome: Amber
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is greenfield and in close proximity to a nature reserve, it is not designated open space. It is also not located in the Green Belt. Whilst the site is located within the 300m catchment for accessible greenspace, it is only of a low quality Mitigation: High quality, accessible greenspace should be included as part of a new development. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is an undeveloped area of employment land surrounded

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	by office and light industrial units. The site is close to Lake House, a heritage asset, but development here would not harm its significance. Further employment uses of a similar nature would not have an adverse impact on this surrounding layout, providing it is of a similar height and density.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Localised flooding problems known. Culverted water courses to the south and east. Also to the west is Flood Zone 2 and 3.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Potential to improve which would require improvement to be made outside of the site boundary to existing culverted water courses.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land into use. Greenfield site so mitigation required to avoid increase levels of contamination.
	18b) Would development avoid potential increase to levels of	In part	

and bring contaminated land back into beneficial use.	contamination?		Mitigation: Detailed site investigation required with a proposed sensitive end use. RAG outcome: Green
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment developed. Development would need to be sensitive to surrounding residential development. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: E008, SHLAA reference: 379, Gosforth Business Park, Salters Lane, Longbenton

Potential land use: Use 1) Residential

Total Site Area (ha): 10.90

Ward: Longbenton

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Although a current greenfield site, this site is allocated employment land surrounded by existing employment uses. Housing development here could have the potential to harm those existing uses.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: Development would have to be designed in such a way as to avoid potential negative affects on residential amenity, e.g. sound and vision buffers, to allow employment and residential uses to existing side by side.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Red
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support

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

SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Residential development will contribute towards the overall housing need of the borough. Site has potential to deliver a significant number of new homes and initial assessment suggests that a good proportion of affordable housing can be provided.</p> <p>Mitigation: Ensure policies are applied to provide high quality design and affordable housing.</p> <p>RAG outcome: Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: The land is greenfield but appearing to be largely unmanged and not very attractive. The site is surrounded by other fields the</p>
	7b) Will the development create a quality environment in which	No	

strong identities and high levels of participation in community activities.	to live and/or work?		A189 gosforth business park and other large industrial units.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: This is an isolated site by the nature of its surrounding uses. There are facilities in the vicinity but they are not considered easily accessible (with most over 1km away) but access to buses is good.
	9b) Is the site easily accessible and well served by public transport?	Yes	

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

			gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, which also give access to the Metro system. However the site is remote from services and facilities with mainly employment land in the locality. Scale of development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189 and addressing access to the site..
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Although site is not a designated wildlife site, it does have some biodiversity value, as set out by the biodiversity officer.
	13b) Would development avoid fragmentation of habitats	In part	

including designated wildlife sites and protected species.	and/or landscapes?		<p>Mitigation: Opportunity for small scale green space provision within the site to encourage biodiversity.</p> <p>RAG outcome: Amber</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is greenfield and in close proximity to a nature reserve, it is not designated open space. It is also not located in the Green Belt. Whilst the site is located within the 300m catchment for accessible greenspace, it is only of a low quality</p> <p>Mitigation:</p>
	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	High quality, accessible greenspace should be included as part of a new development. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is an undeveloped area of employment land surrounded by office and light industrial units. The site is close to Lake House, a heritage asset, but development here would not harm its significance. Housing could be appropriate here and although it would change the character of the area, it would have a neutral impact on the landscape. Mitigation: Amber RAG outcome: Amber
	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: Localised flooding problems known. Culverted water courses to the south and east. Also to the west is Flood Zone 2 and 3. Mitigation:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	A SUDs scheme would need to eliviate flooding issues. Also to work with other NWL projects in the area. Identified areas of
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	

	from historic flooding incidents or an area of identified flood risk)		flood risk are dispersed across the site so it will be difficult to avoid all areas through design. However, some areas should be a RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase in level of contamination would be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Amber
	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?	In part	Comments: Potentially could be affected by noise pollution from industrial estate and road traffic. Residential development would not increase noise levels. Mitigation: Any development would require effective on site mitigation measures. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: E009, SHLAA reference: 331, Balliol Business Park West			Potential land use: Use 1) Residential
Total Site Area (ha): 10.13	Ward: Longbenton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a RAG outcome: Amber
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Residential development will contribute towards the overall housing need of the borough. Initial assessment suggests that a good proportion of affordable housing can be provided.</p> <p>Mitigation:</p> <p>Ensure policies are applied to provide high quality design and affordable housing.</p> <p>RAG outcome:</p> <p>Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>Currently a industrial site surrounded by other employment uses and vacant land.</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open</p>
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local	In part	

community activities.	people in community activities?		space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: 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: Although this site is within 500m to 750m of local shops it is over 750m from every other facility that is scored such as supermarkets, schools, GP surgeries etc. so it has received an Amber rating for its isolated position.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Contribution to current facilities, improved public transport.
			RAG outcome: Amber
ENVIRONMENTAL			

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes, which also give access to the Metro system. However the site is remote from services with very limited facilities available in West Moor. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site but is adjacent to Gosforth Park. As a current brownfield site mostly bordered by main road it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented or disturbed by</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in an area of employment land. Whilst there is a large factory on the site, it is low in height and well screened from the road. There are no heritage constraints on this site. Housing could be appropriate here and would have a neutral impact on the landscape, providing the mitigation is followed.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	A SUDs scheme would need to alleviate flooding issues. Also to work with other NWL projects in the area.
			RAG outcome: Amber

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase in level of contamination would be mitigated against.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome: Green</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potentially could be affected by industrial estate and road traffic. Residential development would not increase noise levels.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	Yes	

Local Plan Reference: E009, SHLAA reference: 331, Balliol Business Park West			Potential land use: Use 2) Employment
Total Site Area (ha): 10.13	Ward: Longbenton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this existing employment land, in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	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
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough.
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: Not close to local facilities but bus stops are nearby.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of	In Part	

	any watercourse or water body?		RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, which also give access to the Metro system. However the site is remote from services with very limited facilities available in West Moor. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes. Mitigation:
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site but is adjacent to Gosforth Park. As a current brownfield site mostly bordered by main road it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented or disturbed by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No significant changes if the site remains as employment. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This side is not designated open space or located within the

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is located in an area of employment land. Whilst there is a large factory on the site, it is low in height and well screened from the road and therefore not a major feature in the landscape. There are no heritage constraints on this site. Employment uses would be appropriate here as this is already an established area for this type of development. A scheme for a similar height and density would continue to have a neutral impact on the landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Small area of the site vulnerable to flooding. Localised flooding problems. As the site is brownfield, improvements could be made</p>
	If no, which type?	<p>Surface</p> <p>Water</p>	

	17b) Is the site free from historic recorded flood events?	No	to attenuate the surface water going into the local network. Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	In part. There is a potential here for the a reduction in the discharge rates in extreme storm events, with the suitable mitigation. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	Yes	A detailed site investigation is required. RAG outcome:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Majority of site is used as a factory and would therefore be less sensitive to Mitigation:
	19b) Would development avoid creation of noise pollution?	In part	Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: E010, SHLAA reference: 57, Balliol East, Benton Road, Longbenton			Potential land use: Use 1) Residential
Total Site Area (ha): 22.97	Ward: Longbenton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: This site is allocated employment land in the UDP. However, it has not been developed for employment uses and it is considered that housing here would not adversely affect the adjacent employment sites. Housing development here would have no direct sign Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a RAG outcome: Green		
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. 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 impact on tourism Mitigation: n/a RAG outcome: Not Applicable		
			SOCIAL		
			5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part

wide range of education and training opportunities.	schools to accommodate anticipated growth?		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	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site has potential to deliver a significant number of new homes and initial assessment suggests that a good proportion of affordable housing can be provided. Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The current greenfield site and is surrounded by a brand new office park to the south and residential to the north and east. With appropriate mitigation this site could become more attractive to create a harmonious, crime free neighbourhood with a strong
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments:
	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	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.
	8c) Would development avoid loss of existing open space?	Yes	Mitigation:
			Ensure contributions for healthcare facilities.
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments:
	9b) Is the site easily accessible and well served by public transport?	Yes	Large scheme of approximately 583 units that could accommodate new facilities within the development to serve the new community or compliment existing facilities within the adjacent business park. Ideally existing facilities would be expanded and improved
			Mitigation:
			Additional facilities would need to be required to accommodate

			the needs of the new population but alternatively facilities could be improved or expanded within the existing centre of Forest Hall.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient	11a) Could development minimise and be resilient to impacts of climate change?	In Part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high

use of resources.			<p>levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: The adjacent employment areas are well served by existing bus routes, which also give access to the Metro system. However the site remains remote from services and facilities with the district centre at Forest Hall difficult to access despite short 'as-the-crow-flies' distance. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189 and addressing access particularly residential development in context of the wider site.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to the surrounding network.</p>

			<p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>A designated SLCI is within the northern part of this site and Longbenton Letch runs along the southern part. Both areas have the potential to feature protected species that development could disturb and harm.</p> <p>Mitigation:</p> <p>As a large site, there could be opportunities to leave those most sensitive parts undeveloped.</p> <p>RAG outcome:</p> <p>Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
	14b) Can development help to minimise waste generation?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	<p>Comments:</p> <p>Whist a greenfield site, only a small area is designated as open space. It is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>Retain the areas of designated open space.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This is a greenfield site. Although associated with a farm, there is office and residential development around it. Non-designated traditional farm buildings are located on the site and their inclusion in future development could be beneficial for them. As there is retail development within close proximity of the site, residential development here may not be out of context with the surrounding landscape and have a neutral impact.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. The southern end of the site around the Letch is also EA Flood Zone 2 and 3, however, this will be simple to avoid through site design.</p> <p>Mitigation:</p> <p>Avoid areas of FZ 2 and 3 through site design. See comments from the EA</p> <p>RAG outcome:</p> <p>Amber</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Potentially contaminated site. Current greenfield use not agricultural land. Potential increase in level of contamination would be mitigated against.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from industrial estate and road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise levels. Mitigation: Any development would require effective on site mitigation measures. RAG outcome: Amber

Local Plan Reference: E010, SHLAA reference: 57, Balliol East, Benton Road, Longbenton			Potential land use: Use 2) Employment
Total Site Area (ha): 22.97	Ward: Longbenton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this employment land, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
			Mitigation:
			n/a
			RAG outcome:
			Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The southern section of the site is a existing office park and the additional development of this site for employment use could help bring potential benefits of clustering workers to provide facilities to meet their needs within close proximity due to the
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Improved bus service to serve the site
			RAG outcome:
			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site</p> <p>RAG outcome:</p> <p>Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>The adjacent employment areas are well served by existing bus</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	<p>routes, which also give access to the Metro system. However the site remains remote from services and facilities with the district centre at Forest Hall difficult to access despite short 'as-the-crow-flies' distance. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure including impacts on A188/A189 and addressing access.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to the surrounding network.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>A designated SLCI is within the northern part of this site and</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	<p>Longbenton Letch runs along the southern part. Both areas have the potential to feature protected species that development could disturb and harm.</p> <p>Mitigation:</p> <p>As a large site, there could be opportunities to leave those most sensitive parts undeveloped.</p>

			<p>RAG outcome:</p> <p>Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This is a greenfield site. Although associated with a farm, there is office and residential development around it. Non-designated traditional farm buildings are located on the site and their inclusion in future development could be beneficial for them, however their setting should also be respected as part of the design. An appropriate development of this type could be designed for this site, that follows the good examples set in the surrounding employment areas.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. The southern end of the site around the Letch is also EA Flood Zone 2 and 3, however, this will be simple to avoid through site design.</p> <p>Mitigation:</p> <p>Avoid areas of FZ 2 and 3 through site design. See comments from the EA</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation required to ensure no increase in contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Development would need be sensitive to surrounding residential area.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Amber
--	--	--	------------------------------

Local Plan Reference: E013, SHLAA reference: 499, Proctor and Gamble, Whitley Road, Benton		Potential land use: Use 1) Employment (light manufacturing, Research and development, office)	
Total Site Area (ha): 9.00	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to bus services close on the trunk road network. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome:</p> <p>Green</p>
	11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	<p>11a) Could development minimise and be resilient to impacts of climate change?</p> <p>11b) Could development help to minimise emissions of greenhouse gases?</p>	<p>n/a</p> <p>n/a</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes and is within reasonable distance of the Metro system. There are a limited range of services available locally but the nearest district centre is not too far away. This area of the site is currently vacant and it is likely that the scale of development and the number of jobs generated could be significant. Therefore the impacts upon the transport infrastructure will have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in existing use. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site may be greenfield, it is not designated as open space or located within the Green Belt. It is within the 300m
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		catchment for accessible greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site comprises of business premises to the east and non-designated open space to the west. The current development appears as a continuation of the existing industrial development to the east. Further development on the site would alter the local landscape. Currently, there is an open field to the south of the site which together with the greenspace on the site gives quite a natural landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>Mitigation:</p> <p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome:</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Mixture of brownfield and greenfield land with some parts in beneficial use. Mitigation needed to avoid any increase in contamination levels.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	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?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. In this</p>
	19b) Would development avoid creation of noise pollution?	In part	



			instance light manufacturing/ office in considered acceptable as it is
			Mitigation: Design and layout techniques.
			RAG outcome: Amber

Local Plan Reference: E014, SHLAA reference: 287, Bellway Industrial Estate, Whitley Road, Benton				Potential land use: Use 1) Residential
Total Site Area (ha): 9.21		Ward: Killingworth		
ECONOMIC				
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red	
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a		
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No		
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No		
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.	

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

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Residential development that has the potential to make a significant contribution towards the overall housing need of the borough. Large site that could deliver a large number of new homes including a good proportion of affordable homes.</p> <p>Mitigation: Ensure policies are applied to provide high quality design and affordable housing.</p> <p>RAG outcome: Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments: Current employment site surrounded by industrial units, railway/metro line and fields - not creating a community and would require mitigation to encourage a strong identity and community participation.</p>
	7b) Will the development create a quality environment in which to live and/or work?	No	

participation in community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities.</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>It is close to some local shops but is largely further than 750 from most facilities but within 250m of a bus stop.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of the necessary services and facilities being surrounded by employment land. Scale of development means that impacts on existing transport infrastructure would have to be assessed further particularly the impact on the A191 corridor.
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently forms part of a medium sized industrial estate, whilst the surrounding area is relatively open. It is also in close proximity to the Rising Sun Country Park, a notable feature in the landscape. There are no heritage constraints on this site. This area of the borough is characterised by its industrial units, but good design may enable a residential scheme to come forward.
	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: There is some historic flooding on site and parts of the site are identified at risk of flooding, there is also the potential to increase flooding elsewhere through development.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	Yes	Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.

	risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase in level of contamination would be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential risk of noise pollution from industrial estate and rail line. No increase in noise levels from residential development. Mitigation: A noise survey would need to be submitted. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: E014, SHLAA reference: 287, Bellway Industrial Estate, Whitley Road, Benton **Potential land use: Use 2) Employment**

Total Site Area (ha): 9.21	Ward: Killingworth	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for a mix of uses with emphasis on employment and retail means it is unlikely that there will be any positive impact on meeting the requirements for housing need.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Ensure that planning policies are used to include an element of residential development in a mixed-use scheme. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Existing surrounding Industrial uses would overall score this site as a positive for employment use.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Large Asda Superstore within 750m of the site and some other retail facilities within 750m but not a designated centre that would serve the greater range of needs of those employed on the site. Close access to bus stops on a main road. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Retaining existing use will have little to no effect on existing

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	quality of ground and surface water Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No change if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: n/a RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of the necessary services and facilities being surrounded by employment land. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes. Mitigation:
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No change if site remains as current use. Mitigation: No applicable. RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or in the Green Belt. It is also within the 300m catchment of greenspace, which is of an
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site currently forms part of a medium sized industrial estate, whilst the surrounding area is relatively open. It is also in close proximity to the Rising Sun Country Park, a notable feature in the landscape. There are no heritage constraints on this site. The retention of this site in an employment use, such as the current development, would have a neutral impact on the landscape. To ensure that this does not have an impact on the area it should remain at the current height and scale, as high density, tall buildings are not a characteristic of this area.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>There is some historic flooding on site and parts of the site are identified at risk of flooding, there is also the potential to</p>
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	increase flooding elsewhere through development.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution
	19b) Would development avoid creation of noise pollution?	In part	in different ways. Retail use is not considered to be affected by



			noise pollution. Noise pollution may or may not increase depending on the type of employment land developed. Retail is not
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Local Plan Reference: E016, SHLAA reference: 286, North Tyne Industrial Estate, Whitley Road, Benton **Potential land use: Use 2) Employment**

Total Site Area (ha): 22.00	Ward: Killingworth	

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for a mix of uses with emphasis on employment and retail means it is unlikely that there will be any positive impact on meeting the requirements for housing need.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Ensure that planning policies are used to include an element of residential development in a mixed-use scheme. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Excellent access to Palmersville Metro station and bus stops. Although not very accessible to a range of local facilities the supermarket across the road from the site would serve some of the needs of future employees. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments: Retaining existing use will have little to no effect on existing quality of ground and surface water</p> <p>Mitigation: Existing balancing pond can be incorporated into SuDs system</p> <p>RAG outcome: Amber</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of services and facilities being surrounded by employment land. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This area of the borough is characterised by its industrial units, so employment uses at this site would be in keeping with the character. There are no heritage constraints on this site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: From EA map, site prone to surface water flooding. Known flooding issues north of the Metro Line. Network Rail performing works to the north of the site to alleviate the flooding on line. Existing balancing pond on site which has the potential to improve the flooding issues to the north west.</p> <p>Mitigation: Implementation of SUDs</p> <p>RAG outcome: Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated the site is currently in beneficial</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	use.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: E016, SHLAA reference: 286, North Tyne Industrial Estate, Whitley Road, Benton **Potential land use: Use 1) Residential**

Total Site Area (ha): 22.00

Ward: Killingworth

ECONOMIC

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

			Mitigation: n/a RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a RAG outcome: Amber
	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
SOCIAL			

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments:</p> <p>Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>amber</p>
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments:</p> <p>Residential development that has the potential to make a significant contribution towards the overall housing need of the borough. Large site that could deliver a large number of new homes including a good proportion of affordable homes.</p> <p>Mitigation:</p> <p>Ensure policies are applied to provide high quality design and affordable housing.</p> <p>RAG outcome:</p> <p>Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>Recent residential development to the east of the site forms the basis of a possible new residential area but the Bellway Industrial Estate to the west would not be attractive to creating a new community.</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	

participation in community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Amber</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities.</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Excellent access to Palmersville Metro station and bus stops. Although not very accessible to a range of local facilities the supermarket across the road from the site would serve some of the needs of future residents.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Existing balancing pond can be incorporated into SuDs system
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of services and facilities being surrounded by employment land. Scale of development means that impacts on existing transport infrastructure would have to be assessed further particularly the impact on the A191 corridor.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This area of the borough is characterised by its industrial units, but good design may enable a residential scheme to come forward. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	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: From EA map, site prone to surface water flooding. Known flooding issues north of the Metro Line. Network Rail performing works to the north of the site to alleviate the flooding on line. Existing balancing pond on site which has the potential to improve the flooding issues to the north west. Mitigation: Implementation of SUDs RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	No	<p>Comments:</p> <p>Potential risk of noise pollution from industrial estate and rail line. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>A noise survey would need to be submitted.</p> <p>RAG outcome:</p> <p>red</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: E018, SHLAA reference: 542, Holystone			Potential land use: Use 2) Employment
Total Site Area (ha): 0.47	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>		
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes			
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a			
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part			
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	<p>Comments: Site currently has a hotel on site; whilst it is not a "location", employment uses could lessen the appeal of the hotel.</p> <p>Mitigation: Heavy industries would not be suitable here. Employment uses such as small businesses would be better suited alongside the hotel.</p> <p>RAG outcome: Amber</p>		
			SOCIAL		
			5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: An inaccessible greenfield site adjacent to transport links and an existing hotel/restaurant, and residential area across bypass.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Employment uses needn't cause conflict due to the varying uses in the vicinity. Employment uses should be appropriate to not Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	yes	n/a
			Mitigation:
			RAG outcome: green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Well connected to road links and Metro. Northumberland Park District Centre is within a suitable distance.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In part	SuDs to attenuate surface water run off RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently mostly undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services and the Metro. It is close to a district centre there are some services and facilities offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	<p>Comments:</p>

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This area is of little particular character. The site currently features a hotel and restaurant. Open space exists to the south, although this may see development in the future. Modern
	16b) Would the development avoid having a significant impact	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		housing can be found to the west. The site has the A19 and associated junction to the the east and north, and the Hoystone bypass to the west. A scheme that follows the principles of good design would be appropriate.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In Part	Mitigation: Through the installation of a suitable SuDS system.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: two pre copa landfill sites within 250m of site, West Alloment to the east and Whitley Road North to the south also in an area of known mining. Potential sources of gas. Would bring potentially contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	
			Mitigation:

	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Site investigation required. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Site sits between A19 and A191
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: A noise survey would need to be submitted. RAG outcome: Amber

Local Plan Reference: E018, SHLAA reference: 542, Holystone			Potential land use: Use 1) Residential
Total Site Area (ha): 0.47	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation:
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Site currently has a hotel on site; retail development is unlikely to lessen the appeal of the hotel and may even increase it.
			Mitigation: Principles of good design could help ensure the hotel retains its appeal.
			RAG outcome: Amber
SOCIAL			
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth. 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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The current greenfield site has residential uses to the west. With appropriate mitigation this site could be attractive to create a harmonious, crime free neighbourhood with a strong positive connections to the restaurant. Mitigation: Ensure sufficient community facilities within or near the
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a RAG outcome: green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Well connected to road links and Metro. Northumberland Park District Centre is within a suitable distance.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In part	SuDs to attenuate surface water run off RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently mostly undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy us RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	no	
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services and the Metro. It is close to a district centre there are some services and facilities
	12b) Is there a range of services and facilities within a	In part	

options and make the best use of existing transport infrastructure.	reasonable distance?		offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	no	

recycling and composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This area is of little particular character. The site currently features a hotel and restaurant. Open space exists to the south, although this may see development in the future. Modern housing can be found to the west. The site has the A19 and associated junction to the the east and north, and the Hoystone bypass to the west. A scheme that follows the principles of good</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			design would be appropriate.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding.
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Through the installation of a suitable SuDS system.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: two pre copa landfill sites within 250m of site, West Alloment to the east and Whitley Road North to the south also in an area of known mining. Potential sources of gas. Would bring potentially contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: Sensitive end use. Site investigation required. RAG outcome: Amber

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	no	Comments: Site sits between A19 and A191 Mitigation: A noise survey would need to be submitted. Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: E018, SHLAA reference: 542, Holystone		Potential land use: Use 3) Retail	
Total Site Area (ha): 0.47	Ward: Killingworth		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. However, retail use here could serve to harm the district centre at Northumberland Park. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: A development that offers employment opportunities for this area to sustain prosperity. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Site currently has a hotel on site; as it is not a "location", housing development is unlikely to lessen the appeal of the hotel.
			Mitigation: Principles of good design could help ensure the hotel retains its appeal.
			RAG outcome: Amber
SOCIAL			
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	

	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities to serve the adjacent residential area, adding to community facilities and encouraging community activity.
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The range of facilities in the vicinity of the site and the site would be considered outside of the recognised centres in the borough and with the potential size of development it would therefore need to assess the potential impact on existing retail in the Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In part	<p>Mitigation: SuDs to attenuate surface water run off</p> <p>RAG outcome: Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently mostly 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 us</p> <p>RAG outcome: Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	no	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for bus services and the Metro. It is close to a district centre there are some services and facilities offered locally. Scale of potential development not sufficient to</p>
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	no	

recycling and composting.			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>This area is of little particular character. The site currently features a hotel and restaurant. Open space exists to the south, although this may see development in the future. Modern housing can be found to the west. The site has the A19 and associated junction to the the east and north, and the Hoystone bypass to the west. A scheme that follows the principles of good</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			design would be appropriate.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding.
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Through the installation of a suitable SuDS system.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: two pre copa landfill sites within 250m of site, West Alloment to the east and Whitley Road North to the south also in an area of known mining. Potential sources of gas. Would bring potentially contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: Site investigation required. RAG outcome: Amber

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Site sits between A19 and A191. Retail use is not considered to be affected by noise pollution. Noise pollution may or may not increase depending on the type of employment land developed. Retail is not considered to increase noise pollution.</p> <p>Mitigation:</p> <p>A noise survey would need to be submitted.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Local Plan Reference: E020, SHLAA reference: 65, Shiremoor West			Potential land use: Use 2) Employment
Total Site Area (ha): 1.36	Ward: Valley/Collingwood		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: An inaccessible greenfield site adjacent to transport links, an existing retail area and residential area. Employment uses needn't cause conflict due to the varying uses in the vicinity. Employment uses should be appropriate to not affect amenity of resid Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Well connected to road links and Metro. Northumberland Park District Centre is within a suitable distance. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation: SuDs to attenuate surface water run off</p> <p>RAG outcome: Amber</p>
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently mostly 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 us</p> <p>RAG outcome: Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	no	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for bus services and the Metro. It is close to a district centre there are some services and facilities offered locally. Scale of potential development not sufficient to</p>
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	no	

recycling and composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This is an undeveloped area, bordered by the A19, The A186 and the Metro line. Beyond the site are modern houses and the Pavillion and Toby Carvery, which are commerical in appearance. A scheme that follows the principles of good design would be appropriate.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system.
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: Within a coal referal area. Would bring potentially contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: Site investigation required.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Next to A19 and Railway
	19b) Would development avoid creation of noise pollution?	In part	



			Mitigation: A noise survey would need to be submitted.
			RAG outcome: Amber

Local Plan Reference: E020, SHLAA reference: 65, Shiremoor West			Potential land use: Use 1) Residential
Total Site Area (ha): 1.36	Ward: Valley/Collingwood		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	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
SOCIAL			
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
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. This could supplement adjacent residential development, already permitted and under-construction, on wider site. Mitigation: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The current greenfield site has surrounding residential uses. With appropriate mitigation this site could be attractive to create a harmonious, crime free neighbourhood with a strong positive connections to the nearby restaurant and retail areas. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near the

	people in community activities?		development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yes	Mitigation: n/a RAG outcome: green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Well connected to road links and Metro. Northumberland Park District Centre is within a suitable distance.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	SuDs to attenuate surface water run off RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently mostly undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy us RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	no	
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services and the Metro. It is close to a district centre there are some services and facilities
	12b) Is there a range of services and facilities within a	In part	

options and make the best use of existing transport infrastructure.	reasonable distance?		offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	no	

recycling and composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This is an undeveloped area, bordered by the A19, The A186 and the Metro line. Beyond the site are modern houses and the Pavillion and Toby Carvery, which are commerical in appearance. A scheme that follows the principles of good design would be appropriate.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Through the installation of a suitable SuDS system.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Within a coal referral area. Would bring potentially contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: Sensitive end use. Site investigation required. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	no	Comments: Next to A19 and Railway
	19b) Would development avoid creation of noise pollution?	n/a	



			<p>Mitigation: A noise survey would need to be submitted. Design and layout techniques which include sound insulation.</p>
			<p>RAG outcome: red</p>

Local Plan Reference: E020, SHLAA reference: 65, Shiremoor West			Potential land use: Use 3) Retail
Total Site Area (ha): 1.36	Ward: Valley/Collingwood		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. However, retail use here could serve to harm the district centre at Northumberland Park. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green

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

	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities to serve the adjacent residential area, adding to community facilities and encouraging community activity. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	no	Comments: Some contributions may be required to increase the capacity of

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>green</p>
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments:</p> <p>Well connected to road links and Metro. Northumberland Park District Centre is within a suitable distance.</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation:</p> <p>SuD's to attenuate surface water run off</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>RAG outcome:</p>

			Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently mostly undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy us</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	no	
12. To reduce the need to travel, encourage 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	
	12b) Is there a range of services and facilities within a reasonable distance?	In part	<p>Comments:</p> <p>Site is excellently situated for bus services and the Metro. It is close to a district centre there are some services and facilities offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>

	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. 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 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 and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the
	14b) Can development help to minimise waste generation?	no	

			design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This is an undeveloped area, bordered by the A19, The A186 and the Metro line. Beyond the site are modern houses and the Pavillion and Toby Carvery, which are commerical in appearance. A scheme that follows the principles of good design would be appropriate. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Surface Water	Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Within a coal referral area. Would bring potentially contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Site investigation required. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Next to A19 and Railway. Retail use is not considered to be affected by noise pollution. Noise pollution may or may not increase depending on the type of employment land developed. Retail is not considered to increase noise pollution.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: A noise survey would need to be submitted. RAG outcome:



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: E021, SHLAA reference: 317, Cobalt Business Park			Potential land use: Use 2) Employment
Total Site Area (ha): 5.29	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of this site, currently mostly allocated for employment use through the UDP, for employment will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	
	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	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Mitigation: Ensure contributions for 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?	Yes	
	8c) Would development avoid loss of existing open space?	In Part	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Although the Northumberland Park shops are over 750m from the site there are some local shops in the vicinity and with access to open space, bus stops, Metro Station (less than 1km) this site is considered to offer a range of facilities that cummulatively Mitigation: Provision of open space on the site and linkages into the existing Biodiverstiy Park RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

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

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for bus services and within walking distance of Northumberland Park Metro station. A limited but growing range of local facilities and services are available. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure with consideration of access being key.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>The site lies adjacent to and takes in part of a Local wildlife Site, that development could disturb and harm. Due to the amount of surrounding greenspace, it is not considered that the loss of this site would completely fragment habitats/Indscapes.</p> <p>Mitigation:</p> <p>Those parts of the site that are within the LWS should not be developed, and a sufficient buffer included between those parts and any development.</p> <p>RAG outcome:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	<p>Comments:</p> <p>Part of the site is designated as open space, which would be lost if the site were to be redeveloped. It is not located within the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable</p> <p>Mitigation:</p> <p>Replacement open space should be found within the same of area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is within close proximity to a variety of landscapes. It is on the edge of a large office development and area of modern housing. South of the site is the Silverlink Biodiversity Park, a notable feature in North Tyneside's landscape. There are no heritage assets on the site, but it is adjacent to a Wagonway. Development would not harm its significance. Whilst the site does provide a small green break in the townscape where the landscape changes, employment use could be appropriate here as it would not be out of keeping with the wider area. As a corner site special attention should be given to its design.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>No known flooding issues on the site.</p> <p>Mitigation:</p> <p>Potential SuDS system could integrate with the local SuDS network.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation required to avoid increase to levels of contamination. 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?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Mitigation: Design and layout techniques including sound insulation. RAG outcome:
	19b) Would development avoid creation of noise pollution?	In part	



North Tyneside Council

Working in partnership with
CAPITA

			Amber
--	--	--	-------

Local Plan Reference: E021, SHLAA reference: 317, Cobalt Business Park			Potential land use: Use 1) Residential
Total Site Area (ha): 5.29	Ward: Valley		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The site is in part allocated in the UDP for leisure use, but has not been developed. It sits adjacent to employment uses at Cobalt Business Park but it is not considered that the uses at Cobalt and housing development would be incompatible. Housing developo 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?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
SOCIAL			
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The loss of open space and a greenfield site in this area would not help contribute to a harmonious community unless the site was sufficiently mitigated to improve links to the Silverlink Country Park and provision of open space and facilities to develop Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	

	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation:
	8c) Would development avoid loss of existing open space?	In Part	Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site currently adjoins the Silverlink Country Park and there is a Post Office within 500m. Appropriate mitigation would maintain the provision and access of open space.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Provision for open space incorporated in the development.
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for bus services and within walking distance of Northumberland Park Metro station. A limited but growing range of local facilities and services are available. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with consideration of access being key.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>The site lies adjacent to and takes in part of a Local wildlife Site, that development could disturb and harm. Due to the amount of surrounding greenspace, it is not considered that the loss of this site would completely fragment habitats/landscapes.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

protected species.			<p>Mitigation:</p> <p>Those parts of the site that are within the LWS should not be developed, and a sufficient buffer included between those parts and any development.</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>Part of the site is designated as open space, which would be lost if the site were to be redeveloped. It is not located within the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>Replacement open space should be found within the same of area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	<p>16a) Does the development help to protect, conserve or enhance heritage assets?</p> <p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p> <p>In part</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>No known flooding issues on the site.</p>
	If no, which type?	Surface	

		Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	<p>Mitigation: Potential SuDS system could integrate with the local SuDS network.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use. Potential increase in levels of contaminated would be mitigated against.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</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	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential impact from road traffic noise. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	



			Mitigation: A noise survey would need to be submitted.
			RAG outcome: Amber

Local Plan Reference: E027, SHLAA reference: 512, Tyne Tunnel Trading Estate			Potential land use: Use 1) Employment (light manufacturing, office, trade)
Total Site Area (ha): 12.00	Ward: Collingwood		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to a supermarket and bus services on the trunk road network. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is some way from the Metro system. It is also quite a distance to a designated town or district centre and there are only a very limited range of
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		services available locally. Site is already in use for employment. There is a limited amount of vacant land available but the scale of development of available land and/or redevelopment and the number of jobs this could generate could be significant and therefore the impacts upon the transport infrastructure will have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not</p>
	14b) Can development help to minimise waste generation?	No	

encouraging re-use, recycling and composting.			<p>developed the net waste generation from the site is likely to increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace.</p> <p>Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available throughout the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is a medium sized trading estate, which has been long established in the area. This employment area stretches further to the north, south and west, whilst a residential area is to the</p>
	16b) Would the development avoid having a significant impact	In part	

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>on the Borough's landscape character?</p>		<p>east. The locally registered Formica Factory Building is located on this site and is a visible landmark on the Coast Road. There would be a substantial negative impact if this building was lost. There are also a number of mid twentieth century buildings which are also of significance. Retaining the site in its current use would have a neutral impact on the landscape as the area would remain relatively similar. New development could provide an opportunity to create a more cohesive scheme as currently there are a variety of styles and designs on the site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>Surface Water</p> <p>Yes</p> <p>In Part</p>	<p>Comments: No known flooding issues on the site.</p> <p>Mitigation: Through the installation of a suitable SuDS system.</p> <p>RAG outcome: Amber</p>
<p>18. To avoid the loss of</p>	<p>18a) Will the site bring contaminated land back into beneficial</p>	<p>In part</p>	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however in this instance not considered to be significant due to industrial est
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Amber

Local Plan Reference: E027, SHLAA reference: 488, Tyne Tunnel Trading Estate, High Flatworth		Potential land use: Use 1) Employment (light manufacturing, office, trade)	
Total Site Area (ha): 29.00	Ward: Chirton		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to a supermarket and bus services close to the trunk road network. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes and is not too far from Percy Main station. However it is some distance to a designated town or district centre and there are only a very limited range of
	12b) Is there a range of services and facilities within a	In part	

best use of existing transport infrastructure.	reasonable distance?		services available locally. Site is already in use for employment however the scale of development of available land and/or redevelopment and the number of jobs this could generate is likely to be significant and therefore the impacts upon the transport infrastructure will have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Site is not a protected wildlife site nor is it near one. It has been suggested that it may have biodiversity potential that could be affected by development.</p> <p>Mitigation: Survey of land to assess its biodiversity value. Retention of some open spaces to protect value.</p> <p>RAG outcome: Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not</p>
	14b) Can development help to minimise waste generation?	No	

encouraging re-use, recycling and composting.			<p>developed the net waste generation from the site is likely to increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Whilst there is a playingfield on the site it is not designated as open space in the UDP</p> <p>Mitigation: The playing field should be replaced.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is a large trading estate, which has been long established in the area. This employment area stretches further to the north, south and east, whilst the A19 is to the west. Retaining the site in</p>
	16b) Would the development avoid having a significant impact	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		its current use would have a neutral impact on the landscape as this large area would remain relatively similar. New development could provide an opportunity to create a more cohesive scheme as currently there are a variety of styles and designs on the site. The small areas of greenspace throughout the site also contribute to the landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: No known flooding issues on the site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
			Mitigation:

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
	19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part
	19b) Would development avoid creation of noise pollution?	Yes	

Local Plan Reference: E044, SHLAA reference: 59, Swales Industrial Estate, Willington Quay			Potential land use: Use 2) Employment
Total Site Area (ha): 2.58	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

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

	education facilities?		RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses, including redevelopment or expansion of existing uses, will make no contribution to the housing needs of the borough. Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Excellent access to the bus and Metro stops and with a good range of facilities all within 500m Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a
	12b) Is there a range of services and facilities within a	Yes	

options and make the best use of existing transport infrastructure.	reasonable distance?		designated town or district centre there are a good range of services and facilities available locally. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: This site refers to the current employment site only; biodiversity officer's comments refer to adjacent site . Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</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,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (in part) the net impact on waste generation from the site is likely</p>
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is currently used as an industrial estate, although it is in a largely residential area. There are no heritage constraints on this site. Whilst the current units serve their purpose well, they do not contribute greatly to the surrounding landscape. Retaining the area as it is would have a neutral impact on the landscape, as</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			<p>there will be no alteration. If a new scheme of a similar development type were to come forward, it could present an opportunity to create a more coherent scheme which could sit more comfortably in the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	<p>Comments:</p> <p>With the topography of the site, there is potential for the site to improve over land run off rates.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	<p>Mitigation: SuDS.</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	<p>RAG outcome: Green</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Small parcel of the site is in use and large parcel of the site is vacant. Mitigation required to avoid any increase in contamination levels.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if</p>

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

Local Plan Reference: E044, SHLAA reference: 59, Swales Industrial Estate, Willington Quay		Potential land use: Use 1) Residential	
Total Site Area (ha): 2.58	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: If site was lost ensure that there is sufficient supply of sustainable employment sites across borough. Current on-site businesses may wish to relocate; ensure adequate facilities for them elsewhere.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.

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

SOCIAL			
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	
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: Ensure policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This mixed use site is partly in use for industrial purposes and partly vacant greenfield land. The area has seen some recent residential development to the west of the site and there is also
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		Howdon Park that is adjacent to the site but with the A19, Metr
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to the bus and Metro stops and with a good range of facilities all within 500m
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green

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

			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>This site refers to the current employment site only; biodiversity officer's comments refer to adjacent site . Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a</p>
	13b) Would development avoid fragmentation of habitats	Yes	

wildlife sites and protected species.	and/or landscapes?		significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (in part) the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is currently used as an industrial estate, although it is in a largely residential area. There are no heritage constraints on this site. Whilst the current units serve their purpose well, they do not contribute greatly to the surrounding landscape. New housing could be an improvement for the landscape character and would be consistent with the surrounding area. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: With the topography of the site, there is potential for the site to improve over land run off rates. Mitigation:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	SuDS.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	Yes	RAG outcome:

	risk)		Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Potential contamination on site. Small part of site is in current active use from howdon works, remaining area is green space. Would bring contaminated land back into use.</p> <p>Mitigation:</p> <p>`A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Amber</p>
	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?	In part	<p>Comments:</p> <p>Potential noise pollution. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>Design and layout techniques which include noise insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Local Plan Reference: E044, SHLAA reference: 59, Swales Industrial Estate, Willington Quay		Potential land use: Use 3) Retail	
Total Site Area (ha): 2.58	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. Whilst close to the district centre at Howdon, retail use here could serve to harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
			RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity
	7b) Will the development create a quality environment in which to live and/or work?	In part	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The range of facilities in the vicinity of the site and the site would be considered outside of the recognised centres in the borough and with the potential size of development it would therefore need to assess the potential impact on existing retail in the Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	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

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given scale of development proposed and the potential number of jobs generated the impacts of potential development on existing infrastructure would have to be assessed.	
	12b) Is there a range of services and facilities within a reasonable distance?	Yes		Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No		Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.
			RAG outcome: Amber	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: This site refers to the current employment site only; biodiversity officer's comments refer to adjacent site. Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.	
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes		Mitigation:

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (in part) the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. 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 greenspace, which is of an acceptable standard. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is currently used as an industrial estate, although it is in a largely residential area. There are no heritage constraints on this site. Whilst the current units serve their purpose well, they do not contribute greatly to the surrounding landscape. However, developing the site for retail use would be inconsistent with the surrounding landscape. It is within a predominately residential area and is located a fair distance from the busy thoroughfare of Tynemouth Road. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: With the topography of the site, there is potential for the site to improve over land run off rates. Mitigation: SuDS. RAG outcome:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood	Yes	

	risk)		Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Small parcel of land in use and large parcel of land vacant so would bring contaminated land back into use. Mitigation required due to vacant parcel of site to avoid increase in level of contamination.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	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	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase due to delivery vans for instance, however not considered to be significant.</p> <p>Mitigation:</p> <p>n/a</p>
	19b) Would development avoid creation of noise pollution?	in part	



North Tyneside Council

Working in partnership with
CAPITA

			RAG outcome: Green
--	--	--	------------------------------

Local Plan Reference: E050, SHLAA reference: 534, Esso, Howdon Road, East Howdon			Potential land use: Use 1) Employment (advanced engineering, port & river related, distribution)
Total Site Area (ha): 19.00	Ward: Riverside		
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

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

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: No possible mitigation on site basis. Ensure that there is sufficient supply of sustainable housing sites across borough. RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities but it does have close access to the Metro Station and bus services on the trunk road network. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes and is withing

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	<p>reasonable distance of Percy Main metro station. However it is also quite a distance to a designated town or district centre and there are only a very limited range of services available locally. Site is currently vacant and this has the potential to be a significant employment site. Therefore the scale of development and the number of jobs this could generate is likely to be substantial and the impacts upon the transport infrastructure will have to be assessed.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is within a wildlife corridor. It has been suggested that it may have biodiversity potential that could be affected by development.</p> <p>Mitigation:</p> <p>Survey of land to assess its biodiversity value. Retention of some open spaces to protect value.</p> <p>RAG outcome:</p> <p>Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not developed the net waste generation from the site is likely to increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is currently a vacant brownfield site, which slopes down</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	to the River Tyne. To the north of the site is the residential area of Percy Main, west sewerage works and east the ferry terminal and Royal Quays shopping centre. Much of the site is screened from view by mature trees and hedging. The proposed uses would sit comfortably between the different employment sites to the east and west. The residential area is separated from the site by Howdon Road.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area of the site is at risk of surface flooding. Surface water would need to be managed.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through the installation of a suitable SuDS system. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use.
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.</p> <p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p> <p>Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

APPENDIX 7: LOCAL PLAN OBJECTIVES JUNE 2016

1	Ensure a sustainable future for North Tyneside with communities and infrastructure that are well placed to mitigate climate change
	North Tyneside will develop and promote approaches to reduce greenhouse gas emissions and to adapt to, and mitigate the impact of, climate change, including flood risk; promoting the renewable energy sector and developments which seek to minimise energy and resource consumption, whilst improving the Borough's resilience to the effects of climate change.
2	Diversify, strengthen and grow the local economy providing excellent job opportunities for everyone
	The economy will continue to grow and reinforce the Borough's position as an employment location of choice within, and well connected to, the city region. Plans will maximise the area's potential, particularly at the coast , for tourism and culture and provide attractive and accessible employment sites supported by excellent infrastructure and services, providing jobs and the homes that residents living and working in North Tyneside need; stimulating competition, business creation and increasing skills and educational attainment.
3	Give all residents the opportunity to live free from crime and enjoy a healthy lifestyle, achieving their potential in work and education
	Plans will support improvement to the quality of education provision in the Borough and cultural wellbeing for all. New health and cultural facilities, provision of open space and all aspects of development will promote and recognise residents need for a safe environment and an active lifestyle, reducing the risks of crime, disease and poor health and enhancing residents' quality of life.
4	Provide an appropriate range and choice of housing to meet current and future evidence based needs for market and affordable housing
	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</u> housing requirements 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.
5	Revitalise the town centres
	The town centres of Wallsend, North Shields, Whitley Bay and Killingworth will be the a -focus for new retail, leisure and other main town centre uses and will be improved through a comprehensive approach to social, economic and physical regeneration, together with enhanced shopping, leisure provision, offices and homes. The quality of district District and Local local centres will be raised and appropriate new local provision

	made in association with new residential development.
6	Regenerate the <u>Borough Coast</u>
	<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>Regeneration at the North Bank of the River Tyne will be regenerated with including marine related industries and training focused on Wallsend riverside bringing underused areas back into beneficial use, whilst, the Port of Tyne will continue to provide providing an international gateway to the Borough and together with improved improving links with the River and adjoining communities. Support for the revitalisation of Wallsend Town Centre and Willington Quay.</u> • <u>Down river and of, North Shields town centre and the heritage-led regeneration of the Fish Quay.</u> • <u>The 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 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>
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.
87	Manage waste as a resource and minimise the amount produced and sent to landfill
	North Tyneside will work with its partners in government, across Tyne and Wear, in industry and with the community to prioritise and promote waste reduction, re-use, recycling and composting; and provide sustainable alternative solutions to landfill, for waste treatment and disposal in keeping with the approach set out in the Waste Hierarchy.
98	Protect and enhance the natural environment
	The Borough's rich natural environment, from the internationally recognised coastline to regionally significant country parks at the Rising Sun, Fenwick Eccles and Weetslade, and other green and protect and enhance water quality, and as attractive locations to visit and enjoy. Plans will help to reduce pollution and the effective use of land by reusing brownfield sites.

+09	Protect and enhance the built and historic environment
	The Borough has a diverse and unique historic environment, with a wealth of both designated and non-designated heritage assets. North Tyneside will conserve and enhance these special features for present and future generations. The more recent urban development of the Borough will be conserved and where necessary enhanced to continue to provide pleasant and attractive communities in which to live.
+10	Ensure sustainable access throughout the Borough, with the wider region and beyond
	Plans will integrate transport and development proposals, reduce congestion and improve accessibility throughout North Tyneside and beyond, encouraging the use of public transport and making walking and cycling an attractive and safe choice for all. Opportunities will be taken to utilise and link the green infrastructure network to public transport routes to allow access by sustainable means.
+211	Enhance the Image of the Borough
	High quality design will be a requirement of all new development <u>encouraging design innovation</u> , supporting quality of life, <u>and</u> 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</u> increase the attraction of the Borough to business and visitors.

APPENDIX 8: MINOR AMENDMENTS TO POLICIES JUNE 2016

Policy	Text with amendment	Nature of amendment and SA impact
S1.1	<p>a) <u>a.</u> Employment development will be located:</p> <ul style="list-style-type: none"> i. within the main urban area; ii. at areas easily accessible to residents by a range of sustainable means of transport; <u>and,</u> iii. where businesses may benefit from the Borough's excellent national and international transport connections – including the strategic road network and opportunities provided by the River Tyne. <p>b) <u>b.</u> Most housing development will be located:</p> <ul style="list-style-type: none"> i. in a dispersed pattern in the <u>main urban area</u> Main Urban Area; <u>and</u> ii. at the <u>strategic allocations</u> Strategic Allocations of Murton and Killingworth Moor; <u>and,</u> iii. within the areas of North Shields, Wallsend, the Coast and the North West where development could bring particular benefits to the regeneration of the area. <p>c) <u>c.</u> Most retail, and leisure activities will be focused:</p> <ul style="list-style-type: none"> i. within the main town centres of Wallsend, North Shields and Whitley Bay, as well as Killingworth town centre, taking advantage of the excellent accessibility, services and infrastructure invested in those locations. <p>d) <u>d.</u> Most tourist and cultural facilities and accommodation will be focused:</p> <ul style="list-style-type: none"> i. within the main urban area; <u>and,</u> ii. at areas such as the Coast, riverside and main town centres of Whitley Bay, North Shields and Wallsend, including the World Heritage Site at Segedunum Roman Fort. 	<p>Minor grammatical amendments; revision of SA not necessary.</p>
S1.2	<p>The wellbeing and health of communities will be maintained and improved by:</p> <p>1. <u>a.</u> Working in partnership with the health authorities to improve the health and well-being of North Tyneside's residents.</p> <p>2. <u>b.</u> Requiring development to contribute to creating an age friendly, healthy and equitable living environment through:</p> <ul style="list-style-type: none"> i. Creating an inclusive built and natural environment. ii. Promoting and facilitating active and healthy lifestyles, in particular walking and cycling. 	<p>Minor numbering consistency; revision of SA not necessary.</p>

	<ul style="list-style-type: none"> iii. Preventing negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality. iv. Providing good access for all to health and social care facilities- and, v. Promoting access for all to green spaces, sports facilities, play and recreation opportunities. <p>3- <u>c.</u> Promoting allotments and gardens for exercise, recreation and for healthy locally produced food.</p> <p>4- <u>d.</u> Controlling the location of, and access to, unhealthy eating outlets.</p>	
<p>S1.4</p>	<p>Proposals for development will be considered favourably where it can be demonstrated that they would accord with the strategic, development management or area specific policies of this Plan. Should the overall evidence based needs for development already be met additional proposals will be considered positively in accordance with the principles for sustainable development. In accordance with the nature of development those proposals should:</p> <ul style="list-style-type: none"> a. Minimise the impact and mitigate the likely effects of climate 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 efficient 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; and e. Can be <u>Be</u> accommodated by <u>it</u> and make best use of <u>it</u> 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 grammatical amendment; revision of SA not necessary.</p>
<p>S1.5</p>	<p>The Green Belt in North Tyneside as defined on the Policies Map:</p> <ul style="list-style-type: none"> a. Checks the unrestricted spread of the built-up area of North Tyneside. b. Prevents the merging of the following settlements: <ul style="list-style-type: none"> • <u>Killingworth with Wideopen Dudley/Annitsford and Seghill;</u> • <u>Seaton Burn and Dudley with Cramlington;</u> • <u>Shiremoor/Backworth with Seghill and Seaton Delaval/Holywell;</u> • <u>Shiremoor with Wellfield/Earsdon; and,</u> • <u>Whitley Bay with Seaton Delaval/Holywell and Seaton Sluice.</u> 	<p>Minor amendment to split sentences in to bullet point lists to assist clarity. No wording changes; revision of SA not necessary.</p>

	<p>c. Maintains the separate character of:</p> <ul style="list-style-type: none"> • Seaton Burn <u>;</u> • Wideopen/ Brunswick Green <u>;</u> • Dudley/Annitsford <u>;</u> and <u>;</u> • Earsdon. <p>d. Assists in the regeneration of the older parts of the urban area.</p> <p>e. Safeguards the Borough's countryside from further encroachment and maintains openness.</p>	
DM1.6	<p>Proposals in that are appropriate 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 <u>as a biodiversity resource, such as outdoor sport and recreation, appropriate to the Green Belt,</u> will be encouraged <u>supported</u> where it they will not harm the objectives of the Green Belt, and recognise the important role of the green belt as a biodiversity resource.</p> <p>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>	Minor amendment relating to clarification of wording to emphasise intention of policy; revision of SA not necessary.
S1.7	<p>An area of safeguarded land between the Green Belt and the main urban area that is not required for development within this Local Plan period is identified on the Policies Map. These strategic areas of land will be maintained in their there open state for at least the plan period.</p>	Minor amendment to correct spelling mistake; revision of SA not necessary.
S2.1	<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</u> Historie environment including <u>at</u> Segedunum Fort and Hadrian's Wall <u>World Heritage Site (WHS)</u> in Wallsend and the Fish Quay in North Shields, <u>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>	Minor amendment to include missing text. Adding the text makes the intention clear with regards to the historic environment. Revision of SA not necessary.

	<ul style="list-style-type: none"> iv. Develop marine and renewable sectors of manufacturing in the River Tyne North Bank area, including on the former Swan Hunter shipyard Shipyard 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>⇒ c. 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 A19 Economic Corridor 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>⇒ d. 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>S2.2</p>	<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 hectares (ha) 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> <ul style="list-style-type: none"> a. 149 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 hectares identified as reserved land, is within the curtilage of existing businesses and is therefore to be treated as potential expansion for those businesses. <p>The employment sites Employment Sites identified on the Policies Map and listed below will ensure a sufficient supply, range and choice of land for development in class B1, B2 and B8 uses.</p>	<p>Minor grammatical amendment; revision of SA not necessary.</p>

<p>DM2.3</p>	<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 <u>employment land</u> Employment Land or other buildings in use-class B1, B2 or B8, <u>for uses that could harm 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; and_z</p> <p>e.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_z</p> <p>d.c. Have an adverse impact upon the amenity and operation of neighbouring properties and businesses.</p>	<p>Minor amendment; rearranging text to aid the clarity of the application of the policy. Revision of SA not necessary.</p>
<p>DM2.4</p>	<p>Proposals for new employment uses outside the 149ha of available land or existing areas of employment land will be permitted where it can be demonstrated that the proposal:</p> <ol style="list-style-type: none"> Cannot be accommodated within the existing portfolio of available employment land;_z and_z Would make a contribution to job creation and diversification of the economy in North Tyneside;_z and_z Can be provided with appropriate vehicular access, and supports access to sustainable transport connections;_z and_z Would not be detrimental to local amenity. 	<p>Minor grammatical amendment; revision of SA not necessary.</p>
<p>AS2.6</p>	<p>The Council will promote and support further development and investment in a range of B1, B2 and B8 employment activities across the A19(T) <u>Economic Corridor</u> economic corridor, as identified on the Policies Map, and the continued diversification of North Tyneside's economy through delivery of small, medium and large scale office developments. Support for the area will in particular consider and ensure:</p> <ol style="list-style-type: none"> Continued enhancement of the road and public transport infrastructure serving the A19 Economic <u>Corridor</u> corridor. Priority for office (B1a, b) uses at the north of the A19(T) <u>Economic Corridor</u> economic corridor and within 500m <u>metres</u> of <u>Metro</u> metro stations. Priority for a mix of manufacturing, trade and office development to the south of the A19(T) <u>Economic Corridor</u> economic corridor. 	<p>Minor grammatical amendment; revision of SA not necessary.</p>
<p>S3.1</p>	<p>Within the Borough's defined <u>centres</u> Centre's the Council will seek ways to support their growth and regeneration, and support</p>	<p>Minor amendments</p>

	<p>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 of small and medium sized businesses that can provide unique and niche services. Encourage the growth of the evening economy with leisure, culture and arts activities. Enhance accessibility by all modes including public transport, walking, cycling and by car. Introduce measures that reduce crime and the fear of crime and any other disorder issues. 	<p>relating to grammar and wording change to clarify the policy's intention of protecting the significance of heritage assets. Revision of SA not necessary.</p>																												
<p>S3.3</p>	<p>Provision should be made for at least <u>6,378 convenience (m² net) and 15,249 comparison (m² net)</u> the amount of additional retail floorspace set out below. Future provision should be in accordance with the <u>latest available evidence</u> time periods specified and in accordance with other policies in the Local Plan.</p> <table border="1" data-bbox="293 722 1800 1078"> <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>Net 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="356 1171 1738 1343"> <thead> <tr> <th>Site Name</th> <th>Designated Centre</th> <th>Total Floorspace (m² sqm Net)</th> </tr> </thead> <tbody> <tr> <td>Northumberland Park</td> <td>Northumberland Park</td> <td>10,160</td> </tr> <tr> <td>Land West of The Forum Shopping Centre</td> <td>Wallsend</td> <td>1,200</td> </tr> </tbody> </table>	Type of Use	Floorspace (sqm Net)				2014-2019	2019-2024	2024-2032	Net 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 Centre	Total Floorspace (m² sqm Net)	Northumberland Park	Northumberland Park	10,160	Land West of The Forum Shopping Centre	Wallsend	1,200	<p>Minor amendments with the minimum amount of floorspace required over the Plan period not changing. Information in table is now in supporting text. Revision of SA not necessary.</p>
Type of Use	Floorspace (sqm Net)																													
	2014-2019	2019-2024	2024-2032	Net 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 Centre	Total Floorspace (m² 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

Proposals for new development(s) within the boundary of the Northumberland Park District Centre will be permitted provided that they meet all of the following criteria:

- Predominantly meet the comparison retail needs of the Borough based on net floorspace of the overall uses proposed in the extension;
- The development of the extension of the District Centre is fully integrated with the existing centre, surrounding neighbourhoods and Northumberland Park ~~Metro Station metro station~~ with particular attention paid to addressing pedestrian and cycle links; and
- The scale of any new floorspace reflects its position as a District Centre.

DM3.4

Proposals for main town centre uses on sites not within the ~~town centres Town Centres~~ will be permitted where they meet the following criteria:

- 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 ~~only~~ finally existing out-of-centre locations;
- The suitability, availability and viability of sites should be considered in the sequential assessment, with particular regard to the nature of the need that is to be addressed, edge-of-centre sites should be of a scale that is appropriate to the existing centre;
- There is flexibility in the business model and operational requirements in terms of format; and
- The potential sites are easily accessible and well connected to town centres.

Proposals for retail, ~~leisure and office~~ development outside a town centre will require an impact assessment where they would provide either:

Minor grammatical amendment; revision of SA not necessary.

	<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>The proposal would be supported when the necessary Impact Assessment has shown that:</p> <p>g. The proposal would have no significant adverse impacts, either individually or cumulatively, on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</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 five years from the time the application is made. For schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.</p> <p>Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.</p>	
<p>DM3.6</p>	<p>Small-scale out of centre facilities serving local retail and leisure needs of less than 500m²-sq.m gross floorspace, or extensions to existing facilities, will be permitted if it can be shown that all of the following requirements are met:</p> <p>a. The proposal is of an appropriate size and function to meet specific day-to-day needs of a neighbourhood population within convenient, safe walking distance (300m);</p> <p>b. It will not have an adverse effect on the amenity of neighbouring uses;</p> <p>c. Contribute to social inclusion and sustainable development;</p> <p>d. Safeguard the retail character and function of existing centres and not detract from their vitality and viability.</p> <p>Proposals to meet the day to day needs of employees on employment sites would be subject to this policy.</p>	<p>Minor grammatical amendment; revision of SA not necessary.</p>
<p>DM3.7</p>	<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</p>	<p>Minor grammatical and numbering amendment; revision of SA not necessary.</p>

	<p>frontage.</p> <p>In all locations, the Council council will:</p> <p>iii. <u>c.</u> Prevent the development of A5 use within a 400m radius of entry points to all schools, youth centres, leisure centres and parks.</p> <p>iv. <u>d.</u> Prevent the development of A5 use in wards where there is more than 10% of the year 6 pupils classified as obese.</p> <p>v. <u>e.</u> Assess on an individual basis, the impact hot food take-aways have on the well-being of residents.</p>	
<p>S4.1</p>	<p>The full objectively assessed housing needs of North Tyneside will be met through the provision of sufficient specific deliverable housing sites, <u>including the positive identification of Council owned land</u>, brownfield land and sustainable greenfield sites <u>that do</u> not <u>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 and reflecting</u> the following key priorities <u>of</u>:</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 <u>five year supply of deliverable housing land sites</u>; b. Delivering a distribution of new housing that is sustainable, taking account of the <u>economic, social and</u> environmental 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; <u>f.</u> Delivering a range and type of housing that is currently under-provided for in the Borough, in order to meet identified shortfalls in need; <u>and</u>; <u>g.</u> Ensuring the delivery of specialist stock to meet specific needs such as larger housing, and extra care facilities; <u>and</u>; <u>h.</u> 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. <u>i.</u> Opportunities <u>Offering opportunities</u> for self-build schemes, <u>including the identification of parcels of land on larger housing sites</u>; <u>and</u>; <u>j.</u> Ensure <u>Ensuring that</u> there remains <u>a</u> choice and variety of viable housing sites, <u>capable of meeting a range of housing needs.</u> 	<p>Minor wording amendments to ensure consistency with NPPF wording and clarify intention of policy. Revision of SA not necessary.</p>

<p>S4.2</p>	<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 <u>at least</u> 17,388 homes from 2011/12 to 2031/32, at an annual average of 828 new homes per year.</p>																																							
<p>S4.3</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 2016 2015 outlines that these sites have an overall capacity of approximately <u>8,797</u> 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 Strategic Allocations of <u>strategic allocations at</u> Murton and Killingworth Moor should be considered to inform the preparation of detailed site wide masterplans and applications for development.</p> <p>RESIDENTIAL SITES</p> <table border="1" data-bbox="293 836 1803 1327"> <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> </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	<p>Minor amendments to reflect updated SHLAA; policy intentions remain unchanged. Revision of SA not necessary.</p>
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 <u>Greenfield</u>	50
45	Land at Charlton Court, Cedartree Gardens, Whitley Bay	Monkseaton South	Mostly Greenfield	20
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	Tynemouth	Brownfield	30



	Street, North Shields				
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	18	
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
113	High Farm (Oliver), Killingworth	Killingworth	Greenfield	31 <u>30</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,	Camperdown	Brownfield	31



	Mylord Crescent, Camperdown			
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				7,541 7,730
MIXED-USE SITES				



Map Ref	Site Name	Ward	Greenfield / Brownfield	Potential Homes (where applicable)
5	Harvey Combe, Station Road Industrial Estate, Killingworth	Camperdown	Brownfield	140
6	Stephenson Industrial Estate West, Northumbrian Way, Killingworth	Camperdown	Brownfield	164
7	Stephenson Industrial Estate East, Northumbrian Way, Killingworth	Camperdown	Brownfield	92
29	Backworth Business Park & Cottages, Backworth	Valley	Mostly Brownfield	65
46	Foxhunters Industrial Estate, Hillheads Road, Whitley Bay	Monkseaton South	Brownfield	61
54 to 57	East George Street and surrounding area, North Shields	Tynemouth	Brownfield	174
59	Tanners Bank East, North Shields	Tynemouth	Brownfield	42
61	Norfolk Street & Stephenson Street Car Parks and Office, North Shields	Tynemouth	Brownfield	41
77	Percy Main Bus Depot, Norham Road, North Shields	Chirton	Brownfield	12
78	West Chirton South, Norham Road, North	Chirton	Brownfield	400

		Shields				
	136	Units 1 and 2, Wesley Way, Palmersville	Killingworth	Brownfield	65	
	TOTAL HOMES				1,256	
S4.4 (a)	<p>A strategic allocation <u>Strategic Allocation</u> 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 1,000 <u>m² sqm</u>.</p> <p>The key principles for development of the Murton strategic allocation are illustrated on the Policies Map through an indicative Concept Plan <u>concept plan</u>, 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; and, 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; and, 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 that ensure appropriate connectivity with the existing network; and, iii. Retains, connects and enhances the <u>local, national and international</u> 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 <u>and Suitable Accessible Natural Green Space (SANGS)</u>; and, vi. Incorporates sustainable drainage systems. 					Minor amendments relating to grammar and clarifications regarding protection of biodiversity. Policy intentions remain unchanged; revision of SA not necessary.
S4.4 (b)	<p>A strategic allocation <u>Strategic Allocation</u> 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</p>					Minor grammatical amendments;

	<p>the housing needs of the Borough <u>borough</u>, convenience retail provision of approximately 500<u>m² sqm</u> 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; <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 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>revision of SA not necessary.</p>
<p>S4.4 (c)</p>	<p>At the identified <u>strategic allocations</u> Strategie Allocations of Killingworth Moor (Sites 22 to 26) and Murton (Sites 35 to 41) a comprehensive masterplan for each allocation must be prepared collaboratively, and agreed, by the relevant development consortia and the <u>North Tyneside</u> Council.</p> <p>Applications for planning permission will be granted where:</p> <ol style="list-style-type: none"> a. They are consistent with the comprehensive masterplan, which itself must demonstrate its general conformity with the key principles of the <u>Concept Plan</u> concept plan for Killingworth Moor and for Murton; and; b. The application relates to the whole allocated site or if less does not in any way prejudice the implementation of the 	<p>Minor grammatical amendments; revision of SA not necessary.</p>

	<p>whole allocation; and;</p> <ul style="list-style-type: none"> c. Provision of any development that would exceed the approximate capacity for housing, retail and employment indicated by this Local Plan, within and beyond the plan period, must demonstrate its continued conformity with the principles of the Concept Plan and the infrastructure capacity of the site and Borough borough; and; d. The application is in accordance with a phasing and delivery strategy, prepared as part of the detailed masterplan that identifies the timing, funding and provision of green, social and physical infrastructure; e. An access and transport strategy is developed that maximises the potential for walking, cycling and use of public transport (including the potential provision, subject to overall feasibility and economic viability, of new Metro metro stations), as demonstrated through the detailed masterplans, and the application provides a connected, legible network of streets with the proposed primary routes and public transport corridors; f. A heritage management strategy is provided that is informed by the mitigation measures proposed in the Local Plan Heritage Impact Assessment and Sustainability Appraisal; g. A landscape and visual amenity impact assessment is provided identifying key features of note on each site, demonstrating an appropriate design response (e.g. the location, orientation, density of development and landscape/planting treatment). Design quality will be secured through the application and use of appropriate design standards agreed as part of the masterplans; h. Appropriate remediation and mitigation measures are agreed to address any potentially harmful impacts of development upon the environmental or social conditions of North Tyneside, delivering solutions on site wherever possible unless demonstrated through suitable evidence to be more appropriately delivered off-site. Such remediation and mitigation are expected to include but not necessarily limited to consideration of: <ul style="list-style-type: none"> i. The net biodiversity value of the site, ii. Ground conditions, (e.g. areas of previous open cast mining and any identified contamination of land), iii. Flood risk and water quality, iv. Air quality and noise pollution. 	
<p>DM4.5</p>	<p>Proposals for residential development on sites not identified on the Policies Map will be considered positively where they can:</p> <ul style="list-style-type: none"> a. Make a positive contribution to the identified housing needs of the Borough; and b. Create a, or contribute to, an existing, sustainable residential community; and c. Be accessible to a range of sustainable transport modes; and d. Make the best and most efficient use of available land, whilst incorporating appropriate green infrastructure provision within development; and 	<p>Minor grammatical amendments; revision of SA not necessary.</p>

	<ul style="list-style-type: none"> e. Be accommodated by, and make best use of, existing infrastructure, and where further infrastructure requirements arise, make appropriate contribution to its provision; and f. Make a positive contribution towards creating healthy, safe, attractive and diverse communities; and g. Demonstrate that they accord with the policies within this Local Plan. 	
<p>DM4.6</p>	<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 Policy <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 dwellings per hectare; 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. <p>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.</p>	<p>Minor grammatical amendments; revision of SA not necessary.</p>

<p>DM4.7</p>	<p>To meet a Borough-wide target for at least 25% of all new homes to be affordable in perpetuity, new housing developments of 10 or more dwellings, or on sites of 0.5 ha or more, must <u>provide a the maximum</u> proportion of affordable housing <u>to support delivery of the Borough-wide target</u>, 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.</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"> a. All options for securing on-site provision of affordable housing have been explored and exhausted; and, b. Where off-site affordable housing is to be provided the amount of affordable housing would be equivalent to, or greater than, the amount that would be viable if the provision was made on-site; or, c. Where a Commuted Sum is to be provided it will be equivalent to, or greater than, the amount that 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>Minor amendments to enable flexibility and provide clarity. Policy intention unchanged; revision of SA not necessary.</p>
<p>S4.11</p>	<p>The Council will work to ensure the Borough's existing houses and residential areas remain healthy, safe, attractive and sustainable places in which to live and will support and deliver schemes that:</p> <ol style="list-style-type: none"> a. Improve the condition of existing homes, in particular enhancing energy efficiency-; b. Address issues of poor management and under-investment that may arise in the private sector, including the use of selective demolition where appropriate-; c. Bring long term empty homes back in to use-; <u>and,</u> d. Through wider regeneration schemes and improvements: <ol style="list-style-type: none"> i. bring public realm improvements that enhance the attractiveness of existing residential areas; ii. enhance the provision and responsiveness of service providers to the needs of the local area; <u>and,</u> iii. <u>address</u> issues of crime and anti-social behaviour. 	<p>Minor grammatical amendments; revision of SA not necessary.</p>
<p>DM4.12</p>	<p>Proposals for <u>additional sites for the</u> travelling community sites, or <u>for</u> the expansion of existing sites, will be permitted where all of the following criteria can be met:</p>	<p>Minor wording amendments to aid</p>

	<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; <u>and</u>, d. The proposal has demonstrated that it accords with all other relevant the policies within this Local Plan. 	<p>clarity; revision of SA not necessary.</p>
<p>DM5.2</p>	<p>The loss of any part of the green infrastructure network will only be considered in the following exceptional circumstances:</p> <ul style="list-style-type: none"> a. 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 b. If it is not a designated wildlife site or providing important biodiversity value; or c. If it is not required to meet a shortfall in the provision of that green space type or another green space type; or d. <u>The proposed development would be ancillary to the 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 maintains or creates 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>	<p>Minor amendments relating to the rearranging of text for clarity; revision of SA not necessary.</p>
<p>DM5.5</p>	<p>All development proposals should:</p> <ul style="list-style-type: none"> a. Protect the biodiversity and geodiversity value of land, protected and priority species and buildings and minimise fragmentation of habitats and wildlife links; and b. Maximise opportunities for creation, restoration, enhancement, management and connection of natural habitats; and c. Incorporate beneficial biodiversity and geodiversity conservation features providing net gains to biodiversity, unless 	<p>Minor amendments to avoid subjectivity, consistency with other Local Plan policies and NPPF,</p>

	<p>otherwise shown to be inappropriate.</p> <p>Proposals which are likely to significantly affect nationally or locally designated sites, protected species, or priority species and habitats (as identified in the BAP), identified within the most up to date Green Infrastructure Strategy, would only be permitted where:</p> <ul style="list-style-type: none"> d. The benefits of the development in that location clearly demonstrably outweigh any direct or indirect adverse impacts on the features of the site 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 mitigation measures, reinstatement of features, or, as a last resort, compensation to enhance or create habitats form part of the proposals on or off site. <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>and clarity regarding SSSIs. Buffer zone information is now in supporting text to reflect that buffer zones are not designations. Intentions of policy remains unchanged; revision of SA not necessary.</p>
<p>DM5.6</p>	<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> <ul style="list-style-type: none"> a. Appropriate signage to encourage responsible behaviour; b. Distribution of information to raise public awareness; 	<p>Minor amendments to ensure consistency with other Local Plan policies and NPPF. Intentions of policy remains unchanged; revision of SA not necessary.</p>

	<ul style="list-style-type: none"> c. Working with local schools, forums and groups to increase public understanding and ownership; d. Use of on-site wardens to inform the public of site sensitivities; 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>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>	
DM5.7	<p>Development proposals within a wildlife corridor <u>wildlife corridor</u> must protect and enhance the quality and connectivity of the wildlife corridor <u>wildlife corridor</u>. All new developments are required to take account of and incorporate existing wildlife links into their plans at the design stage. Developments should seek to create new links and habitats to reconnect isolated sites and facilitate species movement.</p>	Minor grammatical amendments; revision of SA not necessary.
DM5.8	<p>Development of "best and most versatile" agricultural land will normally <u>only</u> be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. The need for the development clearly outweighs the need to protect such land in the long term; or b. In the case of temporary/potentially reversible development (for example, minerals), that the land would be reinstated to its pre-working quality; and c. There are no suitable alternative sites on previously developed or lower quality land. <p>The Council will require all applications for development to include realistic proposals to demonstrate that soil resources were protected and used sustainably, in line with accepted best practice.</p>	Minor grammatical amendments; revision of SA not necessary.
DM5.9	<p>The <u>Where it would not degrade other important habitats the</u> Council will support strategies and proposals that protect and enhance the overall condition and extent of trees, woodland and hedgerows in the Borough, and:</p> <ul style="list-style-type: none"> a. Protect and manage existing woodland, trees, hedgerows and landscape features. b. Secure the implementation of new tree planting and landscaping schemes as a condition of planning permission for new development. c. Promote and encourage new woodland, tree and hedgerow planting schemes. d. In all cases preference should be towards native species of local provenance. 	Minor wording changes to reduce ambiguity. Intentions of policy remains unchanged; revision of SA not

	<p>Such measures will be particularly encouraged where they are compatible with areas designated for their built or nature conservation interest and where they do not impact on site integrity.</p> <p>Planting schemes included with new development must be accompanied by an appropriate Management Plan agreed with the Local Planning Authority <u>local planning authority</u>.</p>	necessary.
DM5.13	<p>The Council will work with Northumbrian Water Ltd, the Environment Agency and landowners to ensure the risk of flooding in North Tyneside, to existing property and infrastructure, is reduced through a planned programme of work on the existing and future components of the drainage system.</p> <p>Where development is proposed, and where it is deemed to potentially impact on drainage capacity (either individually or cumulatively), applicants will be expected to contribute to off-setting these impacts and work with the 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>	Minor amendment to ensure alignment with NPPF and provide clarity; revision of SA not necessary.
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>	Minor amendment to ensure flexibility and provide clarity; revision of SA not necessary.
DM5.15	<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>The following destinations must be considered for surface water management in order of preference:</p>	Minor amendments to provide clarity; revision of SA not necessary.

	<ul style="list-style-type: none"> a. Discharge into the ground*; b. Discharge to a surface water body; c. Discharge to a surface water sewer; or d. Discharge to a combined sewer. <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.</p> <p><u>Where appropriate</u> SuDS should be designed and located to improve biodiversity, the landscape, water quality and local amenity.</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>S5.16</p>	<p>In the Coastal Change Management Area (CCMA) development will only be permitted, where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. There would be no adverse impact to biodiversity arising from the proposal; <u>and</u> b. It is coastal specific, benefiting the tourism and leisure offer at the coast; <u>and</u>; c. It is a temporary structure within 30m of a CCMA and not considered to be at future risk of coastal erosion; <u>and</u>; d. It will not increase coastal erosion as a result of changes in surface water run-off. <p>Proposals for significant development within 30m of a CCMA will also be required to conduct an erosion vulnerability assessment.</p> <p>A long term aspiration for Tynemouth Longsands beach is to maintain the beach and dunes; developments on the beach or surrounding the dunes will be acceptable if they do not hinder this aspiration, meet the above criteria and accord with all other policies in this Local Plan.</p>	<p>Minor grammatical amendments; revision of SA not necessary.</p>
<p>DM5.17</p>	<p>Mineral resources and related infrastructure will be managed and safeguarded to meet current and future needs. A contribution</p>	<p>Amendments to</p>

to the region's supply needs will be made to ensure an adequate and steady supply of minerals in a way that supports the Borough's social, environmental and economic objectives. This will be achieved by:

- a. Proposals for mineral extraction being assessed individually and cumulatively, and permitted where no unacceptable adverse social, environmental and economic impacts would arise. Planning and environmental criteria to be taken into account when considering planning applications for minerals development are as follows:
 - i. Amenity (e.g. dust, noise and vibration);
 - 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 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

reflect NPPF and provide clarity on the implementation of the policy. Policy intentions remain unchanged; revision of SA not necessary.

	<p><u>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:</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 v. it constitutes exempt development, namely householder applications; changes of use; infilling in existing built up areas. 	
<p>DM6.1</p>	<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> <ul style="list-style-type: none"> <u>a. a A design responsive to landscape features, topography, wildlife habitats, site orientation and existing buildings, incorporating where appropriate the provision of public art;</u> <u>b a A positive relationship to neighbouring buildings and spaces;</u> <u>c. b A safe environment that reduces opportunities for crime and antisocial behaviour;</u> <u>d. c 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;</u> <u>e. Sufficient car parking that is well integrated into the layout; and</u> <u>d. A design responsive to the existing landscape, topography and character of the locations context, incorporating where</u> 	<p>Rearranging of text to provide clarity in reading and minor rewording to remove ambiguity of policy's intentions. Revision of SA not necessary.</p>

	<p>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 spaces.</p>	
DM6.2	<p>Extensions should complement the form and character of the original building. This should be achieved either by continuation of the established design form, or through appropriate contrasting, high quality design. The scale, height and mass of an extension and its position should emphasise a subservience to the 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 or privacy; The cumulative impact if the building has been previously extended; The effect that the extension will have on the existing property and whether it enhances the overall design; and The form, scale and layout of existing built structures near the site. 	<p>Minor amendment to clarify the protection of heritage assets. Revision of SA not necessary.</p>
DM6.3	<p>Advertisements and signage must be appropriate to their local settings in terms of location, scale, design, colour, materials and illumination.</p> <p>Proposals will be permitted where they do not have a detrimental impact, either individually or cumulatively, on visual amenity, character, public safety or the natural environment.</p> <p>Careful consideration will be given to advertisements and signage effecting <u>affecting</u> heritage assets or their settings, especially if illuminated, so as not to have an adverse impact on development <u>so they do not have an adverse impact</u>.</p>	<p>Minor grammatical amendments; revision of SA not necessary.</p>
DM6.4	<p>To support the Council's objectives for enhancing North Tyneside's image and attractiveness, exemplar design solutions and architectural excellence will be actively supported and encouraged at the following key areas and sites of major change:</p> <p>a. <u>a.</u> Key gateways into the Borough such as the Coast Road, A19 junctions and the River Tyne.</p> <p>b. <u>b.</u> Town centres.</p>	<p>Minor numbering amendment; revision of SA not necessary.</p>

	<p>⊖ <u>c.</u> Strategic development allocations identified in the Local Plan.</p> <p>⊖ <u>d.</u> Key visitor attractions.</p> <p>⊖ <u>e.</u> The Coast, North Bank and other regeneration areas.</p> <p>Any subsequent development proposal will be required to accord with any development briefs which are produced for these sites.</p>	
<p>DM6.6</p>	<p>The alteration, extension or restoration of heritage assets, and development that affect their settings, <u>Proposals that affect heritage assets or their settings</u> will be permitted where it sustains, conserves <u>they sustain, conserve</u> and, where appropriate, <u>enhance</u> 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"> a. Conserve built fabric and architectural detailing that contributes to the heritage asset’s significance and character; b. Repair damaged features or reinstate missing features and architectural detailing that contribute to the heritage asset’s significance; c. Conserve and enhance the spaces between and around buildings including gardens, boundaries, driveways and footpaths; d. Remove additions or modifications that are considered harmful to the significance of the heritage asset; e. 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; f. 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; g. Be prepared in line with the information set out in the relevant piece(s) of evidence and guidance prepared by North Tyneside Council; h. 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>Minor amendments to remove ambiguity of policy’s implementation; revision of SA not necessary.</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 where considered appropriate.</p>	
DM6.7	<p>The Council will seek to protect, enhance and promote the Borough's archaeological heritage and where appropriate, encourage its interpretation and presentation to the public.</p> <p>Developments that may harm archaeological features will require an archaeological desk based assessment and evaluation report with their planning application. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this.</p> <p>The results of the preliminary evaluation will determine whether the remains warrant preservation in-situ, protection and enhancement or whether they require 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,</u> 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.</p>	<p>Minor rewording to ensure clarity; revision of SA not necessary.</p>
S7.3	<p>Future transport provision should reflect existing demand and also take account of planned economic and housing growth to ensure an integrated approach to sustainable development and travel patterns. <u>Through the objective to deliver a modal shift to more sustainable modes of transport, there is an emphasis on increasing the modal share of public transport, walking, cycling and other non-motorised modes for journeys both within the Borough and beyond. This recognises the requirement to reduce impacts that contribute to climate change and encourage active and healthier lifestyles.</u></p> <p>North Tyneside has a number of strategic transport links that perform an important role at a regional level. The A19 provides a vital south to north route, linking South Tyneside and Sunderland to Northumberland and connecting with the A1 at Seaton Burn. There are also a number of key west to east links which provide access from Newcastle City Centre to</p>	<p>Amendments to expand on points within policy to provide context and clarity. Policy objectives have not changed; revision of SA not necessary.</p>

~~the coast, including the A191, A1058 (Coast Road) and A187. The Metro system serves a large catchment of the population, linking key services and facilities throughout North Tyneside with other areas of Tyne and Wear. In addition to this, the East Coast Main Line also passes through the Borough and there is a comprehensive network of local bus services.~~

1) Public Transport

→ 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 and future levels of growth. These measures will provide ~~providing~~ attractive ~~alternative~~ travel options for all groups within society and will be delivered by:

- a. Supporting proposals ~~to upgrade~~ for improvement 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 supporting proposals to address issues of accessibility and safety.
- e. Working with partners such as Nexus, transport operators and the voluntary sector where appropriate to promote the provision of flexible accessible transport options for persons with reduced mobility or other factors which limit travel options. ~~this includes Community Transport and Demand Responsive Transport (DRT) services.~~
- 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 routes currently used ~~use~~ for heavy rail, light rail, and/or cycleways. Specific examples with potential for future investment are marked on the Policies Map and include:
 - ~~i.~~ i. Ashington, Blyth and Tyne Railway (Seghill - Northumberland Park - Benton); and,
 - ~~ii.~~ ii. 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.
 - ~~iii.~~ iii. 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 Murton Gap, linked to the strategic allocations identified in the Local Plan.

2) The Road Network

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.

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:

- 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.

In addition, at the following locations, which are outside the Borough but have significant links to the North Tyneside highway network:

- e.** A19(T)/A189 Moor Farm Interchange,
- f.** A1(T)/A1056 North Brunton Interchange; and,
- g.** A19(T)/A184 Testos Roundabout.

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 n the~~ A1056 Sandy Lane, and on the A193 Wallsend Road/Tynemouth Road-A187 Hadrian Road corridor.

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>3) <u>Pedestrians, Cyclists and Horse-Riders</u> 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</u> provide <u>a network of</u> safe, convenient, <u>direct</u> and accessible routes for horse-riders, pedestrians, cyclists, <u>horse-riders</u> and other non-motorised modes of transport. using green infrastructure links where appropriate, using <u>The commitment to deliver a functioning network will be achieved through a variety of measures including, where appropriate,</u> by:</p> <ul style="list-style-type: none"> a. Developing and implementing improvements to strategic and local walking and cycling routes in the Borough <u>for the benefit of all users.</u> 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.</u> This includes <u>established</u> cycling routes which run on, and alongside, roads as well as the network of <u>off-road routes</u>, local waggonways and other green infrastructure <u>connections, and including – this incorporates the strategic</u> routes which form part of the National Cycle Network. <u>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-seape <u>streetscape</u> improvements, giving greater priority to pedestrians, cyclists and <u>horse-riders</u> 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</u> Incorporating improvements for non-motorised modes of transport where possible as part of other transport schemes. 	
<p>DM7.4</p>	<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 minimize environmental impacts and support residents health and well-being: and that,</u></p> <ul style="list-style-type: none"> a. 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. b. 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</u> 	<p>Amendments to expand on points within policy to provide context and clarity. Policy objectives have not changed; revision of SA not necessary.</p>

	<p><u>(LDD12).</u></p> <ul style="list-style-type: none"> c. 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). d. 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. e. New developments in close proximity to public transport <u>hubs facilities will be required, whenever feasible, to should</u> provide a higher density of development to reflect increased opportunities for sustainable travel. f. On developments considered appropriate, the Council will require charging points to be provided for electric vehicles. 	
<p>DM7.5</p>	<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 the</u> 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> <ul style="list-style-type: none"> 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 <u>/or</u> apprenticeships that: <ul style="list-style-type: none"> 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 renewables sector <u>where relevant to development.</u> ;-or; iii. Support other agreed priorities for improving skills and education in North Tyneside. 	<p>Amendments to clarify policy and remove superfluous text that could not be implemented. Policy has not materially changed; revision of SA not necessary.</p>
<p>S7.7</p>	<p>The Local Planning Authority will encourage and support the minimisation of waste production, and the re-use and recovery of waste materials including, for example, re-cycling, composting and Energy from Waste recovery.</p> <p>Proposals for waste management facilities to deal with waste arisings within the Borough will be encouraged based upon the following principles:</p> <ul style="list-style-type: none"> a. Seeking to move the management of all waste streams up the waste hierarchy of prevention, re-use, recycling, recovery, disposal; b. Promoting the opportunities for on-site management of waste where it arises; c. Promoting the use of rubbish as a resource, particularly encouraging co-location of developments that can use each others waste materials; d. Achieving the objectives and targets for recycling/recovery for waste set out in the Council's Waste Strategy; 	<p>Minor amendments for listing consistency; revision of SA not necessary.</p>

	<p>e. Utilising appropriate capacity available elsewhere within the North East region;</p> <p>f. Supporting opportunities to locate complementary facilities, such as waste disposal points and treatment facilities, in close proximity to each other.</p> <p>Proposals for waste management facilities will be located in sustainable locations, appropriate to the proposed waste management use and its operational characteristics, where potentially adverse impacts on people, biodiversity and the environment can be avoided or adequately mitigated. Such proposals should have regard to the following sequential priorities:</p> <p>a- <u>g.</u> Employment sites where co-location with existing waste management processes is possible without detriment to residential amenity;</p> <p>b- <u>h.</u> Employment sites suitable for Use Classes B2 and B8;</p> <p>e- <u>i.</u> Sustainable locations within vacant previously developed land.</p> <p>Sites for disposal of waste will only be permitted where it meets a need which cannot be met by treatment higher in the waste.</p>	
<p>S7.10</p>	<p>The Council and its partners will ensure that local <u>facilities 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> <p>a. Priority will be given to the provision of facilities that contribute towards sustainable communities. In, <u>in</u> particular, catering for the needs of the growing population around key housing sites;</p> <p>b. Access to education and <u>healthcare</u> health care facilities will be maintained, and, <u>and</u> where necessary, improved throughout the Borough;</p> <p>c. Existing facilities will be enhanced, and multi-purpose use encouraged, providing a range of services and <u>resources for facilities to</u> the community, at <u>at</u> one accessible location;</p> <p>d. Opportunities to widen the cultural, sport and recreation offer will be supported; <u>and,</u></p> <p>e. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be maintained and enhanced.</p> <p><u>Planning permission for the reuse or redevelopment of any</u> land or buildings used as community facilities are deemed surplus to requirements, priority should be given to proposals for alternative community uses. The Council will resist losses will be permitted where the community's ability to meet its day-to-day needs for services and facilities are not</p>	<p>Amendment of policy to improve simplicity and conformity with NPPF. Policy has not materially changed; revision of SA not necessary.</p>

	<p>reduced, unless:</p> <p>a. No short term fall in provision will be created; or,</p> <p>b. g. Adequate alternative facilities are already available in the area; or,</p> <p>c. h. Replacement facilities that meets the needs of the local population are provided; or,</p> <p>Where proposals for planning permission affect a designated Asset of Community Value, the applicant must additionally demonstrate that the land or buildings :d. i. Land and buildings could not viably remain in continued or similar use, having been marketed for a 6 six week period (including to local voluntary and community groups), 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.</p>	
DM7.11	<p>The Council supports the development and extension of telecommunications services. Proposals for new homes or employment development will be encouraged to consider and make provision for high-speed broadband connectivity. Specific proposals for telecommunications development (including radio masts), equipment and installations will be permitted if where:</p> <ol style="list-style-type: none"> If When proposing a new mast, evidence should demonstrate that no reasonable possibilities exist of erecting apparatus on existing buildings, masts or other structures. The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity and respect the character or appearance of the surrounding area. If When sited on a building, the apparatus and associated structures should be are sited and designed in order to seek to minimise impact to the external appearance of the host building. The development should would not have an unacceptable adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. When considering applications for telecommunications development, the Council will have regard to the operational requirements of telecommunications networks. There are no more satisfactory alternative sites for telecommunications available. There is a justifiable need for a new site. Proposals subject to government guidelines on non-ionising radiation protection are accompanied by an International Commission on Non-Ionizing Radiation Protection certificate. 	<p>Minor grammatical improvement; revision of SA not necessary.</p>
AS8.1	<p>Within the Wallsend and Willington Quay sub-area:</p> <ol style="list-style-type: none"> The north bank of the River Tyne will provide a location for a range of opportunities for investment and economic 	<p>Minor spelling amendment;</p>

	<p>development and support growth in advanced engineering, research and development particularly in renewable and marine off-shore manufacturing and sub-sea technologies.</p> <ul style="list-style-type: none"> b. New educational facilities focused on the needs of riverside businesses will be a priority, building on local expertise in the off-shore oil and gas and shipbuilding industries. c. Improve the town's shopping and pedestrian environment and encourage a better mix of leisure activities and support plans for refurbishment and extension of The Forum shopping centre <u>Shopping Centre</u>. d. Increase the overall quality and supply of housing. e. Improve the public realm and management of specific housing areas. f. Promote and make better use of the area's heritage assets and leisure opportunities including national and international designations such as Segedunum Roman Fort - part of a UNESCO World Heritage Site, the cross country Hadrian's Cycleway, shipbuilding heritage and Wallsend Parks and Wallsend Dene. g. Improve provision of new community facilities and services, including health services. h. Reduces the impact of intrusive employment uses upon residential amenity in the area. 	<p>revision of SA not necessary.</p>
<p>AS8.3</p>	<p>The Council will develop <u>would support the development of</u> a master plan for the sensitive redevelopment of this area at Portugal Place and High Street West, as defined on Map 25, with the specific objectives of:</p> <ul style="list-style-type: none"> a. Expanding the Portugal Place Health Centre; b. Relocating intrusive business uses that conflict with the role of a town centre and residential environment; c. Deliver new residential accommodation of high quality within the town centre meeting the specific needs of residents of Wallsend; d. Include continued provision of leisure and retail activities, including the public house on this site; and e. Deliver overall significant improvements to the visual appearance of the site, helping to enhance the image of Wallsend. 	<p>Amendment to clarify that a Masterplan would not necessarily be produced by the Council. No material change to the policy; revision of SA not necessary.</p>
<p>AS8.4</p>	<p>The Council will continue to support the objectives of the Parks for People scheme through its works to and management of Wallsend Parks <u>Works to and management of Wallsend Parks should continue to support the objectives of the Parks for People scheme</u>, ensuring it remains a prime location for recreation.</p> <p>As shown on the Policies Map, Wallsend Dene will be enhanced with improvements to the area for wildlife and recreation, with particular projects explored including:</p> <ul style="list-style-type: none"> a. Improving the Wallsend Dene watercourse by de-culverting and creation of bankside aquatic habitat for wildlife. b. Identifying opportunities for the creation of new wetland habitat and managing existing wetland habitats to improve 	<p>Amendment to clarify that ongoing support for the objectives could come from more parties than just the Council. No material change to</p>

	biodiversity.	the policy; revision of SA not necessary.
AS8.5	<p>In seeking to enhance accessibility and encourage walking, cycling and public transport as sustainable ways of getting about in Wallsend and Willington Quay, the Council will <u>support</u>:</p> <ol style="list-style-type: none"> Ensure<u>ing</u> Wallsend town centre is safe and attractive with facilities that encourage visitors to walk or cycle to the town; Safeguard<u>ing</u> bus services to the heart of Wallsend town centre, with frequent bus services calling at The Forum Shopping Centre; <u>Working with Nexus, i</u> <u>improveing</u> the surroundings, environment and safety of the Metro stations in the area at Wallsend, Hadrian Road and Howdon; and, Encourage<u>ing</u> walking and cycling between the town centre and riverside, particularly Willington Gut and Segedunum Roman Fort through improvements that deliver safer and more attractive streets. 	Amendment to clarify that these measures could be delivered by other parties besides the Council. No material change to the policy; revision of SA not necessary.
AS8.6	<p>The Council will encourage movement by foot and <u>on-bike-cycle</u> around Wallsend and Willington Quay as an important means of bringing the various elements of the area together to help deliver on the area's wider regeneration. In particular, proposals will <u>should</u> focus on improving and enhancing streets where possible with:</p> <ol style="list-style-type: none"> The introduction of native species of trees or other appropriate planting, Identifying where shared surfaces could be introduced to calm traffic, Tackling conflict between pedestrians, cyclists and public transport at key points such as busy junctions, and Improving green links along waggonway corridors. <p>A range of key streets and locations may benefit from such improvements, including:</p> <ol style="list-style-type: none"> High Street East and West - detailed further under "Wallsend High Street Improvements". Park Road - already an Advisory Route for cyclists, to create a safe and attractive link between Hadrian's Cycleway, High Street and Richardson Dees Park. Church Bank, to calm speeding traffic and encourage walking along the most open approach to Wallsend Dene. National Cycle Network Route 72, Hadrian's Cycleway - to ensure opportunities to encourage short diversions from the main route to Segedunum Fort and the town centre are accessible and attractive. Station Road junctions with High Street and North Road - to improve accessibility for pedestrians across this important north-south link road. Bewicke Road, Willington Quay - to soften and improve the appearance of an important road taking buses through the centre of the village. 	Minor grammatical improvement; revision of SA not necessary.

<p>AS8.7</p>	<p>The Council will look to <u>seek investment</u> invest in improving High Street East and High Street West for pedestrians, cyclists and public transport users. Work will be progressed <u>working</u> jointly with Nexus, the bus operators and taxi companies to explore measures that:</p> <ul style="list-style-type: none"> a. Through reducing the speed and level of traffic, deliver overall improvements to the experience of shopping, visiting and exploring Wallsend; b. Bring an increase in people walking and cycling into and through the town centre; c. Create a more active and vibrant street scene where people choose to spend time, whilst maintaining a functional and successful shopping street that is accessible to everybody. <p>To deliver this, measures to be considered could include:</p> <ul style="list-style-type: none"> d. Formal amendments to vehicle access, encouraging private through traffic in particular to take appropriate alternative routes such as Hadrian Road, whilst understanding and managing against any potential impacts on The Green conservation area. e. Introducing a better balance between those on foot and motorised vehicles, with use of innovative road materials and removal of excessive street furniture and safety barriers. 	<p>Amendment to clarify that investment would not necessarily come from the Council. No material change to the policy; revision of SA not necessary.</p>
<p>AS8.10</p>	<p>Several buildings within the complex are underused or vacant, some of which are in a poor state of repair. Where buildings within this complex are vacant or become vacant, the following uses will be supported where there would be no unjustified adverse effect upon their heritage significance:</p> <ul style="list-style-type: none"> a. <u>a.</u> Managed Workspace b. <u>b.</u> Residential c. <u>c.</u> Non-residential institutions e.g. gallery, museum, place of worship, assembly hall, nursery, surgery. d. <u>d.</u> Assembly and leisure uses e.g. Private hire for weddings and conferences, gym, restaurant, cafe. e. <u>e.</u> Educational uses. 	<p>Minor amendment for listing consistency; revision of SA not necessary.</p>
<p>AS8.11</p>	<p>Within the North Shields Priority Investment and Regeneration Area:</p> <ul style="list-style-type: none"> a. The area's historic environment and biodiversity and geodiversity assets will be preserved and enhanced, whilst capitalising on the area's culture and heritage, particularly around Northumberland Square and the riverside; b. New investment will be attracted by enhancing the town centre's image as an inviting place to live, work, shop and enjoy; 	<p>Minor spelling amendment; revision of SA not necessary.</p>

	<ul style="list-style-type: none"> c. Opportunities should be taken to improve pedestrian and vehicular links from North Shields town centre Town Centre to the riverside and in particular with the Fish Quay; d. Support will be given to supporting and increasing economic activity, including energy related development at the Port of Tyne. With more cruise liners sailing from North Shields the opportunity should be taken to introduce additional facilities for these short term visitors; e. The permitted Smith's Dock major brownfield development site will be recognised as key to driving future regeneration and investment at the New Quay, Fish Quay and North Shields town centre. 	
<p>AS8.16</p>	<p>North Tyneside's coastal area provides popular tourist attractions, facilities and accommodation that are of importance to the tourism industry for the region.</p> <p>Proposals for new or the extension of existing attractions, facilities and accommodation will be actively supported to maintain and enhance an attractive, vibrant and viable seafront offer where they are:</p> <ul style="list-style-type: none"> a. Able to maintain the overall openness of the coastal area through their location and the incorporation of high quality design and materials in keeping with the character of the area; and b. Of an appropriate scale in-keeping with surrounding buildings; and c. Located where the impact from increased visitors can be accommodated : <ul style="list-style-type: none"> i. By existing infrastructure capacity making best use of public transport provision and avoiding increased road congestion; and ii. Without significant adverse harm upon the designated coastal environment sites and wider biodiversity. <p>The change of use of existing visitor accommodation (C1 hotel/guest house) will be permitted where:</p> <ul style="list-style-type: none"> d. There is no proven demand and it can no longer make a positive contribution to the tourist economy, following an active and exhaustive marketing process of: <ul style="list-style-type: none"> i. minimum of nine months,for accommodation of thirty individual rooms or less; ii. a minimum of eighteen months for accommodation of more than thirty individual rooms; or e. An appropriate alternative is to be provided, which is at least equivalent to that lost in terms of quantity, quality and location. 	<p>Minor amendment to clarify policy's intent with regards to biodiversity. Revision of SA not necessary.</p>
<p>AS8.17</p>	<p>The following proposals and activities have been noted as particular opportunities at the coast that could enhance its role for tourism over the life of the plan:</p> <ul style="list-style-type: none"> a. Restoration and re-use of the The Spanish City dome and surrounding development site, including provision of 	<p>Minor spelling amendments; revision of SA not</p>

	<p>improved parking, shops, a hotel and housing.</p> <ul style="list-style-type: none"> b. St Mary's Headland - new visitor facilities. c. St Mary's Lighthouse and visitor centre refurbishment. d. Northern Promenade - Overnight <u>overnight</u> stay beach huts and public realm improvements e. Demolition and proposed redevelopment of High Point Hotel, The Avenue, Whiskey Bends f. Coastline Land Train - to support linkage between attractions along the coast whilst encouraging trips away from the private car. g. Longsands Temporary <u>Evens Events</u> Area - The the site known as Beaconsfield (identified on the Policies Map and Map 30) to be safeguarded for open space but would be considered acceptable for temporary tourism and recreational related activities and appropriate works to support such activities. All activities will be restricted between October and March to avoid impacts on nationally and internationally protected nature conservation interests. Permanent loss of any part of the site would not be permitted. 	<p>necessary.</p>
<p>AS8.23</p>	<p>Through working in partnership <u>with applicants for development, the community, public transport providers and Nexus</u> the Council <u>will seek aims</u> to improve the accessibility of the coastal area <u>by that will</u>:</p> <ul style="list-style-type: none"> a. Seek to balance <u>Balancing</u> competing needs on <u>the Whitley Bay town centre</u> 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>; 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; e. 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. c. Seek to ensure <u>Ensuring</u> that servicing and delivery arrangements meet the reasonable needs of business through improved off street servicing and loading facilities; e. d. Seek to increase <u>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. e. Maintain <u>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>Expansion of points to provide clarity and removal of criterion c that duplicated the intention of other parts of the policy. Revision of SA not necessary.</p>
<p>AS8.24</p>	<p>Within the North West Villages Sub Area:</p>	<p>Minor</p>

	<p>a. The availability of good public transport and active travel options are encouraged and supported. To ensure the community can reach the excellent services and facilities within the area, good access throughout the North West is as important as access beyond.</p> <p>b. Image and identity will be improved through good signage and interpretation, and high quality, well-maintained public realm.</p> <p>c. North Tyneside Council will work <u>positively</u> with owners of vacant sites to bring them back into suitable, beneficial use. This will reduce unattractive dereliction, encourage investment and improve quality of life for the community.</p>	<p>amendments that emphasise the Council's positive intentions and removal of superfluous discussion unnecessary to the implementation of the policy. Revision of SA not necessary.</p>
<p>AS8.25</p>	<p>The Council will support <u>positive</u> measures in the North West of the Borough that can enhance the unique identity of the area through the following improvements to deliver a high quality public realm: and deliver improvements to the public realm through investment in:</p> <p>a. Signage and interpretation</p> <p>i. a. Legible and attractive signage that welcomes visitors at entrances to the Borough and settlements to define boundaries and strengthen the identities of each Village area;</p> <p>ii. b. Ensuring key attractions and facilities are well signposted, for example, John Willie Sams Centre, Seaton Burn Recreation Ground, Little Waters and Weetslade Colliery Park; could all benefit from being more visible via good signposting.</p> <p>iii. c. Promoting the special ecological and heritage value of the North West via sensitively placed interpretation boards. All signage and interpretation boards should be designed and installed as to protect, and possibly enhance the character of the area;</p> <p>d. A coordinated approach to the installation of street furniture of high quality;</p> <p>e. Good quality, natural ground surfaces that encourage pedestrian movement; and</p> <p>f. Ensuring all aspects of the public realm are maintained and repaired to a high standard.</p> <p>a. Street furniture</p> <p>i. Good quality, attractive street furniture (for example, bins and seats) with the environs of shopping areas and community facilities being be the priority target.</p> <p>b. Improved road and pavement treatments</p>	<p>Minor amendments that simplify the policy's intentions and removal of superfluous discussion unnecessary to the implementation of the policy. Removal of site-specific proposals that are understood to have been already undertaken. Revision of SA not necessary.</p>

	<p style="text-align: center;">i. Particularly at Market Street, Dudley and in Camperdown.</p> <p>Improvements will be maintained to the highest of standards in order to ensure that the quality of enhancement schemes is sustained into the future.</p>	
<p>AS8.26</p>	<p>North Tyneside Council will work <u>positively</u> with owners of vacant sites in the North West area to bring them back into suitable, beneficial use. Vacant, underused sites where development or investment could contribute to improvement in the environment and image of communities in the North West are outlined below:</p> <ol style="list-style-type: none"> a. Land at rear of the Drift Inn, Front Street, Seaton Burn. b. Land At Western Terrace, Dudley. c. Land adjacent to no.1 Coronation Street, Annitsford. d. Garage site, Annitsford Drive, Annitsford. e. Former Dudley People's Centre, Weetslade Road, Dudley. f. Former Dudley Miners Welfare Centre, East View Terrace, Dudley. g. Former 89 Station Road, Camperdown. <p>The Council would support a range of uses at these sites that accord with other policies in the Plan.</p>	<p>Minor amendments that emphasise the Council's positive intentions. Revision of SA not necessary.</p>
<p>AS8.27</p>	<p>To improve linkages between Villages in the North West and beyond, the Council <u>supports will:</u></p> <ol style="list-style-type: none"> a. Work with Nexus and neighbouring authorities to s<u>Safeguarding</u> and improve<u>ing</u> the area's bus service provision. b. Ensure Protecting and enhancing the waggonways,<u>plus and</u> other traffic-free travel routes,will be protected from loss. They will continue to be well-maintained and managed. c. Pursue S<u>suitable</u> road crossing measures, where required, to allow better active travel movement. Two potential projects are: <ol style="list-style-type: none"> i. An appropriate safe crossing point to serve the pupils of Seaton Burn College ii. Sandy Lane to link up the public bridle way. d. Explore a<u>Appropriate</u> traffic calming measures in the North West Villages, with the aim of discouraging "rat runs" to avoid congested main routes. 	<p>Amendments to clarify that not all measures would necessarily be delivered by the Council. Removal of superfluous wording and wording that compromises the flexibility of the policy. Intentions of policy remain; revision of SA not</p>

		necessary.
AS8.28	<p>The Council will seek and support proposals for the use of the buildings and site where there would be no unjustified adverse effect upon their heritage significance. Proposed uses should take advantage of the facilities and accommodation that Block A and Block B can provide, including the potential for office, light manufacturing and retailing, with regard given to the potential for additional residential development at this location. Proposals should also:</p> <ul style="list-style-type: none"> ⊖<u>a.</u> Demonstrate a clear understanding of the building and the impact of the works; ⊖<u>b.</u> Propose a compatible use with the buildings and the surroundings; and ⊖<u>c.</u> Not unacceptably fragment or asset strip the building. 	Minor amendment for listing consistency; revision of SA not necessary.

APPENDIX 9: FURTHER INFORMATION ON SA OF SITES METHOD

ECONOMIC		
		EVIDENCE USED IN ASSESSMENT
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?	Understanding of current land use of site and adjacent uses.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Is the site within a town centre or out-of-town.
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Distances from Metro station, bus stops and road network.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Understanding of current land use of site and proposed use.
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?	Understanding of current land use of site and proposed use.
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?	Employment deprivation data at Lower Super Output Area level obtained from the Indices of Multiple Deprivation 2010.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Understanding of current land use of site and proposed use.

	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Understanding of current land use of site and adjacent uses. Distances from Metro station and bus stops.
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	Understanding of proximity to employment uses in the wider area.
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	Understanding of the site's role in, proximity to or potential to contribute to the Borough's tourism economy.
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?	Education impact information from Education Team colleagues.
	5b) Will site development provide for training opportunities and skills development in the local community?	Understanding of current land use of site and proposed use.
	5c) Will development provide and support high quality education facilities?	Understanding of current land use of site and proposed use.
	5d) Is there ease of access to existing educational facilities?	Distances to local schools and Education impact information from Education Team colleagues.
SOCIAL		
		EVIDENCE USED IN ASSESSMENT
6. Housing Needs - To enable all people to have a choice of decent	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Understanding of current land use of site and proposed use.

homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6b) Will development contribute towards an adequate supply of affordable housing?	Viability assessment.
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?	Understanding of current use and appearance of site.
	7b) Will the development create a quality environment in which to live and/or work?	Understanding of current use and appearance of site. Understanding of adjacent uses.
	7c) Will the development encourage the involvement of local people in community activities?	Considered that the provision of sufficient community facilities within or near the development could allow for community participation.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Crime and disorder and living environment data at Lower Super Output Area level obtained from the Indices of Multiple Deprivation 2010.
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?	Information on healthcare facility capacity from Health colleagues.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Distances to accessible open space from the Green Space Strategy and sports facilities from the Built Sports Strategy.
	8c) Would development avoid loss of existing open space?	Understanding of current use of site in terms of the data within the Green Space Strategy.

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?	Distances to town or district centre and other facilities (local shops, school, supermarket, library, post office, bank, GP, dentist).
	9b) Is the site easily accessible and well served by public transport?	Distance to bus stops, Metro station and road network. Input of the Public Rights of Way Officer.
ENVIRONMENTAL		
		EVIDENCE USED IN ASSESSMENT
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?	Information obtained from consultation with Northumbrian Water and North Tyneside Council Drainage team.
	10b) Is the site free from any known drainage constraints?	Information obtained from consultation with Northumbrian Water and North Tyneside Council Drainage team.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Information obtained from consultation with Northumbrian Water and North Tyneside Council Drainage team.
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of	11a) Could development minimise and be resilient to impacts of climate change?	Information supplied by Building for Life Officer using information within North Tyneside Council's Sustainable Design and Construction Guide.
	11b) Could development help to minimise emissions of greenhouse gases?	Information supplied by Building for Life Officer

greenhouse gases and maintaining good local air quality through more efficient use of resources.		using information within North Tyneside Council's Sustainable Design and Construction Guide.
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?	Distance to bus stops, Metro station and road network. Input of the Public Rights of Way Officer.
	12b) Is there a range of services and facilities within a reasonable distance?	Distances to town or district centre and other facilities (local shops, school, supermarket, library, post office, bank, GP, dentist).
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Information obtained from consultation with North Tyneside Council's Highways team and Nexus.
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?	Understanding of site and adjacent site's biodiversity designations. Input of North Tyneside Council's Biodiversity Officer.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Understanding of green field nature of site, adjacent sites and proposed use. Input of North Tyneside Council's Biodiversity Officer.
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Input of North Tyneside Council's Waste team.

encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	Understanding of current land use of site and proposed use.
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?	Current UDP designation.
	15b) Would development avoid any impact upon areas of Green Belt?	Current UDP designation.
	15c) Would the site afford sufficient access to existing green space?	Information from the Green Space Strategy on distances to accessible green space and its quality and value.
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?	Information from the Local Plan Heritage Assessment.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	Information from the North Tyneside Landscape and Townscape Character Description.
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Input of North Tyneside Council's Drainage team.
	If no, which type?	Input of North Tyneside Council's Drainage team.
	17b) Is the site free from historic recorded flood events?	Input of North Tyneside Council's Drainage team.

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Input of North Tyneside Council's Drainage team.
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?	Input of North Tyneside Council's Contaminated Land Officer.
	18b) Would development avoid potential increase to levels of contamination?	Input of North Tyneside Council's Contaminated Land Officer.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Defra's Agricultural Land Classification.
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Input of North Tyneside Council's Environmental Health Officer.
	19b) Would development avoid creation of noise pollution?	Input of North Tyneside Council's Environmental Health Officer.

APPENDIX 10: MONITORING FRAMEWORK

Indicator	Where	Who	When	Type	Target	Baseline
<p>Economic SA objectives</p> <ol style="list-style-type: none"> 1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity. 2. To increase the diversity and quality of jobs. 3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas. 4. To develop further a sustainable tourism sector. 						
<ul style="list-style-type: none"> • Business Count 	Nomis	ONS	Annual	Statistical/ quantitative update	Increase businesses	4,620 'enterprises'
<ul style="list-style-type: none"> • Total Employee Jobs 	Nomis	ONS	Annual	Statistical/ quantitative update	Increase number of jobs	70,700 jobs
<ul style="list-style-type: none"> • Sector of Employee Jobs 	Nomis	ONS	Annual	Statistical/ quantitative update	Increase number of jobs	sector profile as at 2011
<ul style="list-style-type: none"> • Job Density 	Nomis	ONS	Annual	Statistical/ quantitative update	Increase job density	0.59 jobs to residents
<ul style="list-style-type: none"> • Earnings -Workplace and Resident-based 	Nomis	ONS	Annual	Statistical/ quantitative update	Increase earnings	£470.4 (workplace) £456.6 (resident)
<ul style="list-style-type: none"> • Employment Rates - Training, Education or Employment 	Nomis	ONS	Annual	Statistical/ quantitative update	Increase employment rates	70.30%
<ul style="list-style-type: none"> • Unemployment Rate 	Nomis	ONS	Annual	Statistical/ quantitative update	Reduce unemployment rates	10.10%
<ul style="list-style-type: none"> • Job Seekers' Allowance Claimants 	Nomis	ONS	Annual	Statistical/ quantitative update	Reduce Job Seekers' Allowance claimants	4.90%
<ul style="list-style-type: none"> • Local Plan Allocated Employment Land - Development (ha) 	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase development to meet Local Plan target	222ha available employment land

• Employment Development Additional Floorspace	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase development to meet Local Plan target	222ha available employment land
• Local Plan Employment Land Developed for Non-Employment Purposes	NTC monitoring	Planning	Annual	Statistical/ quantitative update	No development contrary to policy	222ha available employment land
• Employment Development (ha) Outside of Allocated Sites	NTC monitoring	Planning	Annual	Statistical/ quantitative update	No development contrary to policy	No baseline until adoption of Local Plan
• Local Plan Sub-Areas Employment Land - Development (ha)	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Delivery of employment development to reflect Local Plan strategy	222ha available employment land
• Permitted Developments for Employment	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Additional consents when in line with policy	222ha available employment land
• Employment Land Flows over Plan Period	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver development to meet Local Plan target	222ha available employment land
• Available Employment Land	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Ensure flexible supply of land to meet identified need	222ha available employment land
• Annual Tourism Revenue and Visitors	NTC monitoring	Tourism	Annual	Statistical/ quantitative update	Increase value/spend and visitors	£263.82m tourism value and 5.31m visitors

Social SA objectives	<p>5. To improve access to a wide range of education and training opportunities.</p> <p>6. To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.</p> <p>7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.</p> <p>8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.</p> <p>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.</p>					
Indicator	Where	Who	When	Type	Target	Baseline
• Resident Qualifications	Nomis	ONS	Annual	Statistical/ quantitative update	Increase resident qualifications	73.2% to NVQ Level 2
• Apprentices/Trainees Secured	NTC monitoring	Business Investment	Annual	Statistical/ quantitative update	Increase apprenticeships and training placements	No baseline until adoption of Local Plan
• Housing Target to 2032 and Residual Requirement	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver 17,388 homes to 2032	94,265 at 2011
• Gross/Net Housing Delivery to Date	NTC monitoring	Planning	Annual	Statistical/ quantitative update	827 net additional homes per annum	94,265 at 2011
• Local Plan Sub-Area Housing Delivery	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Distribution in line with spatial strategy	Spatial distribution as at 2011
• Local Plan Allocations - Delivery	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver allocated sites to meet requirement	No baseline until adoption of Local Plan
• Windfall Delivery	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver c.1,500 additional homes over plan period	No baseline until adoption of Local Plan

• Outstanding Planning Permissions	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Permit homes to deliver 5-year housing land supply	3,223 outstanding units
• Housing Trajectory - Past/Future Delivery	NTC monitoring	Planning	Annual	Statistical/ quantitative update	deliver 5- year housing land supply and objectively assessed needs over plan period	94,265 at 2011
• Brownfield/Greenfield Delivery to Date	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase Brownfield delivery	60% brownfield delivery since 2011
• Brownfield Trajectory	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase Brownfield delivery	60% brownfield delivery since 2011
• Murton Strategic Site - progress	NTC monitoring	Planning	Annual	Descriptive/ qualitative update	Approve Masterplan and progress delivery in line with Masterplan	No baseline until adoption of Local Plan
• Killingworth Moor Strategic Site - progress	NTC monitoring	Planning	Annual	Descriptive/ qualitative update	Approve Masterplan and progress delivery in line with Masterplan	No baseline until adoption of Local Plan
• Size and Type of New Housing	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Delivery range of houses to meet need	Stock make-up as at 2011 – 94,265 total
• Self-Build Housing Completions	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase self-build completions	Zero
• Executive Housing Completions	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase executive completions	0.36% of existing stock (Bands G/H)
• Executive Housing Existing Stock	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase executive completions	0.36% of existing stock (Bands G/H)
• Affordable Housing	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Delivery of at least 25% affordable each year	Annual need of 490 affordable homes

Delivery						
• Affordable Housing Existing Stock	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Delivery of at least 25% affordable each year	Annual need of 490 affordable homes
• Specialist Housing Completions	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver specialist housing to meet need	No baseline until adoption of Local Plan
• Houses of Multiple Occupation Completions	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver Houses of Multiple Occupation housing to meet need	No baseline until adoption of Local Plan
• Houses of Multiple Occupation Existing Stock	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver Houses of Multiple Occupation housing to meet need	No baseline until adoption of Local Plan
• Membership of North Tyneside Private Landlord Service	NTC monitoring	Housing Strategy	Annual	Statistical/ quantitative update	Increased North Tyneside Private Landlord Service membership	507 members at 2014
• Vacant and Long-Term Vacant Homes	NTC monitoring	Housing Strategy	Annual	Statistical/ quantitative update	Decrease vacant and long-term vacant homes	3.3% vacancy rate
• Reoccupation of Empty Homes	NTC monitoring	Housing Strategy	Annual	Statistical/ quantitative update	Increase number of empty homes back into occupation	3.3% vacancy rate
• Average House Prices (type/location)	LR House Price Index	Land Registry	Annual	Statistical/ quantitative update	Not applicable	£124,338 at 2014
• Additional Gypsy and Traveller Pitches/Plots	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Deliver site if need identified	No provision
• Non-Authorised Gypsy and Traveller Encampments	NTC monitoring	Property & Environmental Health	Annual	Statistical/ quantitative update	Reduction in number of unauthorised encampments	Six instances during 2013/14 – 4 on private land & two on Local Authority sites.

• Overall Deprivation	IMD	DCLG	Every 2/3 years	Statistical/ quantitative update	Improve overall ranking	Overall rank of 113 out of 326 nationally – 2010 IMD
• Development of Community Infrastructure	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Additional facilities when in line with policy	No baseline until adoption of Local Plan
• Resident Access to Services and Facilities	NTC monitoring	Planning	Every 2/3 years	Statistical/ quantitative update	Increase accessibility to services and facilities	Additional analysis to be undertaken to support Local Plan
• Satisfaction of residents with their local area	NTC monitoring	NTC Resident s' Survey	Annual	Statistical/ quantitative update	Increase in satisfaction	76% residents satisfied (2014)
• Feeling of safety within local area through the day	NTC monitoring	NTC Resident s' Survey	Annual	Statistical/ quantitative update	Increase in feeling of safety	90% residents feeling safe (2014)
• Feeling of safety within local area after dark	NTC monitoring	NTC Resident s' Survey	Annual	Statistical/ quantitative update	Increase in feeling of safety	57% residents feeling safe (2014)
• Strength of belonging to local area	NTC monitoring	NTC Resident s' Survey	Annual	Statistical/ quantitative update	Increase in residents with a sense of belonging to their local area	70% residents with strong sense of belonging (2014)
• Feeling of community cohesion	NTC monitoring	NTC Resident s' Survey	Annual	Statistical/ quantitative update	Increase in residents believing that their local area is a place where people from different backgrounds get on well together	61% agree (2014)
• Amount of recorded crimes	North Tyneside crime statistics	Northumbria Police	Annual	Statistical/ quantitative update	Decrease in amount of recorded crime	8,254 (March 2015)
• Applications for Neighbourhood	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Encourage and enable neighbourhood planning	No applications to date

Forum Designation						
• Progress with Neighbourhood Development Plans	NTC monitoring	Planning	Annual	Descriptive/ qualitative update	Meet timetable once designated	No designated neighbourhood areas to date
• Life expectancy at birth, in years	Public Health England	Health Profile	Annual	Statistical/ quantitative update	Increase in life expectancy	78 years (male), 82.5 years (female) (June 2015)
• Obese children (year 6)	Public Health England	Health Profile	Annual	Statistical/ quantitative update	Decrease in obese children	18% of children (June 2015)
• Obese adults	Public Health England	Health Profile	Annual	Statistical/ quantitative update	Decrease in obese adults	26.6% of adults (June 2015)
• Infrastructure Delivery Plan	NTC monitoring	Planning	Annual	Descriptive/ qualitative update	Timely provision of infrastructure to deliver Local Plan	No baseline until adoption of Local Plan
• S106 - Annual Collection and Spend	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase financial contributions	£903,486 (income) £228,047 (expenditure) (2013/14)
• S106 - Annual Site-Specific Collection	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase financial contributions	£903,486 (income) £228,047 (expenditure) (2013/14)
• CIL - Annual Collection and Spend	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase financial contributions	No baseline until adoption of CIL
• CIL - Site-Specific Collection	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase financial contributions	No baseline until adoption of CIL
• Retail Development – Town Centres and District Centres	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase retail development in Town Centres/District Centres	No baseline until adoption of Local Plan
• Retail Development -	NTC	Planning	Annual	Statistical/ quantitative update	Only permit when in line with	No baseline until adoption of

Other Locations	monitoring				policy	Local Plan
<ul style="list-style-type: none"> Permitted Developments for Retail 	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Additional consents when in line with policy	No baseline until adoption of Local Plan
<ul style="list-style-type: none"> Town/District Centre - Vacancy Rates 	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Decrease vacancy rates	vacancy rates as at latest survey
<ul style="list-style-type: none"> Permitted Hot Food Take-aways 	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Only permit when in line with policy	No baseline until adoption of Local Plan
Environmental SA objectives	<p>10. To maintain and improve the quality of ground and surface waters.</p> <p>11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p> <p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p> <p>13. To avoid adverse effects to the area's ecological network, including designated wildlife sites and protected species, and to protect and enhance biodiversity and geodiversity.</p> <p>14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.</p> <p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community resource to support local wildlife initiatives and for amenity and recreation.</p> <p>16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p> <p>17. To reduce Flood risk to people and property.</p> <p>18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.</p> <p>19. To reduce noise pollution.</p>					

Indicator	Where	Who	When	Type	Target	Baseline
• Green Belt - Changes	NTC monitoring	Planning	Annual	Statistical/ quantitative update	No loss of Green Belt	1,650ha of Green Belt land
• Green Belt Development	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Zero applications permitted contrary to policy	1,650ha of Green Belt land
• Local Green Space Development	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Zero applications permitted contrary to policy	No baseline until adoption of Local Plan
• GI Network - additions/deletions over 1ha	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Net gain in GI	As outlined in GI Study
• Open Spaces to Green Flag Standards	Green Flag	DCLG	Annual	Statistical/ quantitative update	Maintain current and achieve new spaces to standard	6 open spaces to standard
• Green Spaces - Provision and Quality	NTC Monitoring	Planning	On update of Green Space Strategy	Statistical/ quantitative update	Maintain and enhance provision and quality	As outlined in Green Space Strategy
• Allotment Provision - plots and demand	NTC monitoring	Allotment Team	On update of Allotment Strategy	Statistical/ quantitative update	Increase provision where evidence of demand	As outlined in Allotment Strategy
• Playing Pitches - provision	NTC monitoring	Sport and Leisure	On update of Playing Pitch Strategy	Statistical/ quantitative update	Increase provision where evidence of demand	As outlined in Playing Pitch Strategy
• LWS - locations, area (ha) and designation	Northumberland Wildlife Trust	NWT & NTC	On update of Biodiversity Action Plan	Statistical/ quantitative update	Maintain and enhance quality and size of LWS	22 sites
• SSSI - locations,	Natural	Natural	On review of	Statistical/ quantitative	Maintain and enhance quality	Two sites

area (ha) and designation	England	England	designation	update	and size of SSSI	
<ul style="list-style-type: none"> • SLCI - locations, area (ha) and designation 	NTC monitoring	Biodiversity	On update of Biodiversity Action Plan	Statistical/ quantitative update	Maintain and enhance quality and size of SLCI	28 sites
<ul style="list-style-type: none"> • LNR - locations, area (ha) and designation 	NTC monitoring	Biodiversity	On update of Biodiversity Action Plan	Statistical/ quantitative update	Maintain and enhance quality and size of LNR	Seven sites
<ul style="list-style-type: none"> • SPA & Ramsar - locations, area (ha) and designation 	Natural England	Natural England	On review of designation	Statistical/ quantitative update	Maintain and enhance quality and size of SPA and Ramsar	Designated Northumbria Coast SPA and Northumbria Coast Ramsar
<ul style="list-style-type: none"> • Bird Populations 	British Trust for Ornithology Bird surveys	BTO/JNCC/RSPB	Annual	Statistical/ quantitative update	Maintain and enhance populations of European qualifying species.	As outlined in most recent survey
<ul style="list-style-type: none"> • Wildlife Corridors - locations, area (ha) and designation 	NTC monitoring	Planning	On update of Green Infrastructure Strategy	Statistical/ quantitative update	Maintain and enhance quality and amount of Wildlife Corridors	As outlined in Green Infrastructure Strategy
<ul style="list-style-type: none"> • Agricultural Land Quality - grade and area (ha) 	Natural England	Natural England	On review of designations	Statistical/ quantitative update	Maintain and enhance	Grades at latest survey
<ul style="list-style-type: none"> • TPOs - number and designation 	NTC monitoring	Planning	Annual	Statistical/ quantitative update	No decrease in number of TPOs	203 designated (2013)
<ul style="list-style-type: none"> • Flooding - applications granted contrary to 	Environment Agency	Environment Agency	Annual	Statistical/ quantitative update	Zero applications permitted contrary to advice	Objections raised to five applications by EA (2014/15)

NWL, LLFA, and EA						
• Flooding - instances and events	NTC monitoring	Lead Local Flood Authority	Annual	Statistical/ quantitative update	Reduce flooding instances and events	Data is in latest Local Flood Risk Management Strategy
• Aggregates and Mineral Extraction - Primary and Secondary	Aggregates Mineral Survey	DCLG	Annual	Statistical/ quantitative update	Contribution to regional aggregate requirement.	Zero
• Safeguarding mineral resources	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Zero applications permitted contrary to policy	No baseline until adoption of Local Plan
• Air Quality Management Areas (AQMA) in the Borough.	NTC monitoring	Environmental Health	Annual	Statistical/ quantitative update	No increase in AQMA	Zero
• Noise pollution	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Zero applications permitted contrary to Environmental Health advice	No baseline until adoption of Local Plan
• Travel to Work - Mode of Travel	2011 Census	ONS	Census update	Statistical/ quantitative update	Increased travel by sustainable modes	Bus (9.0%) and Metro (8.9%) (2011)
• Travel to Work - Location	Nomis	ONS	Census update	Statistical/ quantitative update	Increase self-contained commuting	44.6% within North Tyneside (2011)
• Public Transport Accessibility - Bus/Metro	NTC monitoring	Planning	Every 2/3 years	Statistical/ quantitative update	Increase % residents within preferred range	Additional analysis to be undertaken to support Local Plan
• Car Ownership	2011 Census	ONS	Census update	Statistical/ quantitative update	Increased travel by sustainable modes	32% of households have no vehicle access (2011)
• Travel Plans	NTC	Planning	Annual	Statistical/ quantitative	Increased preparation of travel	21 applications with condition

	monitoring			update	plans	(2013/14)
• Renewable Energy Installation	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase when in line with policy	No major schemes installed (2013/14)
• Renewable Energy Schemes Permitted	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase when in line with policy	No major schemes permitted (2013/14)
• Municipal Waste Arising	NTC monitoring	Waste Management	Annual	Statistical/ quantitative update	Reduce overall waste and increase % managed sustainably	108,000 tonnes
• Household Waste Collected	NTC monitoring	Waste Management	Annual	Statistical/ quantitative update	Reduce overall waste	625.3kg/per head
• Development of New Waste Management Facilities	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Additional facilities when in line with policy	No baseline until adoption of Local Plan
• Change of Use of Existing Waste Management Facilities	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Zero applications permitted contrary to policy	None
• Design Review	NTC monitoring	Planning	Annual	Descriptive/ qualitative update	Sample of completed schemes assessed as being developed in accordance with the policy	No baseline until adoption of Local Plan
• Conservation Areas - designations/change	NTC monitoring	Planning	Annual	Descriptive/ qualitative update	Maintain character and appearance of conservation area	17 conservation areas
• Listed Buildings - designations/change	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase/maintain number of listed buildings	223 listed buildings (2015)

e						
• Local Register	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase/maintain number of assets on the Local Register (unless lost to statutory listing)	146 entries on local register (2015)
• Scheduled Ancient Monuments	NTC monitoring	Planning	Annual	Statistical/ quantitative update	No decrease in number of Scheduled Ancient Monuments	Eight Scheduled Ancient Monuments
• National register of parks and gardens	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Increase/maintain number of parks and gardens on the Register	Zero
• Heritage Assets 'At Risk'	Heritage at Risk Register	Historic England	Annual	Statistical/ quantitative update	Zero assets 'at risk'	One conservation area (2015)
• Grade II buildings at risk	NTC monitoring	Planning	Annual	Statistical/ quantitative update	Zero assets 'at risk'	18 (2015 estimate)
• Conservation Area Management Strategies	NTC monitoring	Planning	Annual	Statistical/ quantitative update	All CAs to have a Management Strategy in place	Two conservation areas
• Conservation Area Character Appraisals	NTC monitoring	Planning	Annual	Statistical/ quantitative update	All CAs to have a character appraisal in place	16 conservation areas
• World Heritage Site	Hadrian's Wall Management Plan	Hadrian's Wall Partnership Board	On update of Management Plan	Descriptive/ qualitative update	No deterioration in condition, increase visitor numbers	As outlined in Management Plan
• Adverts - applications received and % permitted	NTC monitoring	Planning	Annual	Statistical/ quantitative update	zero apps permitted contrary to policy	No baseline until adoption of Local Plan