

North Tyneside Local Plan

Initial Vision, issues and options consultation paper, 2025

(Regulation 18)



**North
Tyneside
Council**

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Introduction

- 1.1 This document is the first major consultation in preparation of a new Local Plan for North Tyneside. The Local Plan is a key part of the Council's policy framework. Local Plans:
- Provide policy for consideration of planning applications.
 - Define the scale, distribution and specific allocation of sites for housing and other development.
 - Establish the infrastructure needs necessary to enable sustainable growth and meet the needs of residents.
 - Provide for protection of the built and natural environment.

Vision, issues and options consultation document

- 1.2 This Strategic vision, issues and options consultation paper sets out proposals for discussion to inform the emerging Local Plan for North Tyneside. The document does not set out specific policy or identify potential development sites.
- 1.3 The Council is interested in understanding whether you agree with the planning issues identified in the document and proposed responses.
- 1.4 The next stage of consultation later this year, informed by the feedback we receive, will identify for consultation potential development sites and draft Local Plan policy.

Call for Sites

- 1.5 Alongside this consultation paper we have published mapping information outlining current and potential designations and allocations for sites across North Tyneside.
- 1.6 This mapping highlights the land currently known to the Council. This Local Plan process will consider each site based on its current and future potential use to determine future allocation and designations for housing, employment, retail, open space and other uses.
- 1.7 The mapping tool provides opportunities for residents and stakeholders to add comments regarding any site and submit additional sites to be included in this process.

Assessing the Plan

- 1.8 It is important to understand the impacts of the Local Plan's policies and proposals on the future social, environmental and economic sustainability of the Borough. To achieve this, there is a legal requirement to undertake Sustainability Appraisal when preparing new Local Plans. This assesses draft proposals and policies to identify any positive or negative effects on each aspect of sustainability. This ensures that appropriate mitigation can be identified to reduce potentially negative effects.
- North Tyneside Sustainability Appraisal Scoping Report 2025
 - North Tyneside Sustainability Appraisal Issues and Options Analysis 2025
- 1.9 The Public Sector Equality Duty further establishes that the potential impacts of proposals on are avoided or mitigated. As part of this health and equality impact assessments of the emerging Local Plan will be undertaken as further detailed policies and proposals are developed.
- 1.10 To ensure legal compliance of the Plan, specific assessment is also required of the potential effect of proposals on designated biodiversity sites of international importance. This work is called a Habitat Impact Assessment and will consider whether proposals have the potential to cause harm to areas like North Tyneside's rocky coastline and the wildlife this area supports.

Responding to this consultation

- 1.11 Whilst to understand the issues in full it is better to read all sections of this document you can jump to different sections and submit responses based on the issues of most interest to you. This document includes the following chapters:
- A new spatial vision and objectives for North Tyneside
 - Strategy for sustainable growth
 - Climate change, water and waste resources
 - Protecting and improving the built and historic environment
 - Protecting and improving the natural environment
 - Healthy, connected and inclusive places

- 1.12 This consultation document has been published for an eight-week period.
- 1.13 This document is available in a range of formats. If you need us to do anything differently and make reasonable adjustments to help you access our services, including providing this information in another language or format, please contact the Planning Policy Team: call 0191 643 2310, email planning.policy@northtyneside.gov.uk.

National planning context

- 1.14 This Local Plan must be prepared in accordance with national planning policy and guidance. The government is currently undertaking a review of the planning system and introducing policy and legislative reforms that aim to accelerate plan making and the delivery of homes.
- 1.15 This Local Plan will have regard to national policy and seek to positively respond to any changes in policy direction or requirements that arise during the next three years.

Regional planning context

- 1.16 The North East Combined Authority (NECA) will have an increasingly important role in plan making over the next three years. Government has set out clear expectations that cross boundary Spatial Development Strategies (SDS) should cover all parts of the country. In the North East NECA is a Strategic Planning Authority with responsibility for delivery of SDSs.
- 1.17 Work on an SDS for the north east has not yet started. However, once underway, it can be expected to give consideration to regional wide needs for homes and establish strategic approaches to infrastructure delivery to help support the region's growth ambitions and meet evidence-based needs for development.

Evidence

- 1.18 The policy and proposals within Local Plans must be informed by appropriate evidence. This includes understanding needs for development and the specific impacts of proposals upon the area. An

evidence base library has been published that defines current and emerging evidence that will inform this Local Plan.

Local Plan Timetable

- 1.19 The Local Development Scheme, February 2025 establishes the timetable for preparation of the Local Plan, as follows:

August 2025

- Vision, issues and options (Regulation 18)
- The current consultation stage considers planning issues and responses

December 2025

- Draft Local Plan Preferred Options (Regulation 18)
- The next consultation stage will identify preferred sites and draft policy

July to October 2026

- Local Plan Publication Draft (Regulation 19)
- Final consultation stage revises Draft Plan based on feedback and evidence

December 2026

- Local Plan submission to Secretary of State
- Commences Examination in Public through 2027

January 2028

- Local Plan Adoption
- Estimated earliest date for adoption of new Local Plan by Full Council

About North Tyneside

- 2.1 North Tyneside is one of five metropolitan districts within the Tyne and Wear conurbation. The Borough covers a relatively small area, no more than 10 miles across and with an area of 82 square kilometres. It has the North Sea to the east, the River Tyne to the south, and Newcastle City to the west. Northumberland County forms the northern boundary.



Figure 2.1: North Tyneside in context

Connectivity

- 2.2 North Tyneside is bisected east/west by the A19(T) and north/south by the A1058 Coast Road. The Coast Road provides a direct route through to Newcastle city centre, whilst the A19(T) goes north to join with the A1 in Northumberland and south through the Tyne Tunnel to provide a route through the North East region to North Yorkshire. The Borough is served by 17 Tyne and Wear Metro stations and main line trains between Newcastle and Northumberland will stop at a new station at Northumberland Park.

Urban form

- 2.3 As part of the Tyneside conurbation, the Borough forms a continuous built-up area with Newcastle at Wallsend, Benton and Longbenton, extending as far north as Killingworth. The major urban residential area extends from the border with Newcastle eastwards along the A1058 Coast Road and north of the River Tyne towards North Shields, Tynemouth and Whitley Bay. To the north of the Borough are a number of medieval and former mining villages. The most recent areas of major new housing growth around Shiremoor and Backworth are to the centre of the Borough close to the A19 and Northumberland Park metro station.
- 2.4 There are four town centres within North Tyneside: Wallsend, North Shields, Whitley Bay and Killingworth. Numerous smaller district and local centres provide for the needs of local communities. The main employment areas beyond the town centres are along the River Tyne, the A19 and clusters of key business and industrial estates within the north west of the Borough.

Biodiversity

- 2.5 North Tyneside has an attractive coastline that is part of the internationally protected Northumberland Coast Special Protection Area (SPA) and the Northumberland Coast Ramsar site. Many other sites of biodiversity interest are interspersed throughout the Borough. The Borough is home to many heritage assets, including locally registered buildings, listed buildings, scheduled ancient monuments

and conservation areas. Hadrian's Wall at Wallsend is part of the Frontiers of the Roman Empire World Heritage Site.

Population

2.6 The 2021 Census results show that the population of North Tyneside grew by 9,000 people between 2011 and 2021, to approximately 209,000 people. Over this time there was a 21.3% increase in residents aged 65 and over, whilst the number of residents in other age groups have actually fallen slightly. The number of children aged 0 to 15 declined by 5% in the last ten years and the number of births registered per year has fallen by 18%; with 400 fewer children born in 2023/24 compared to 2018/19.

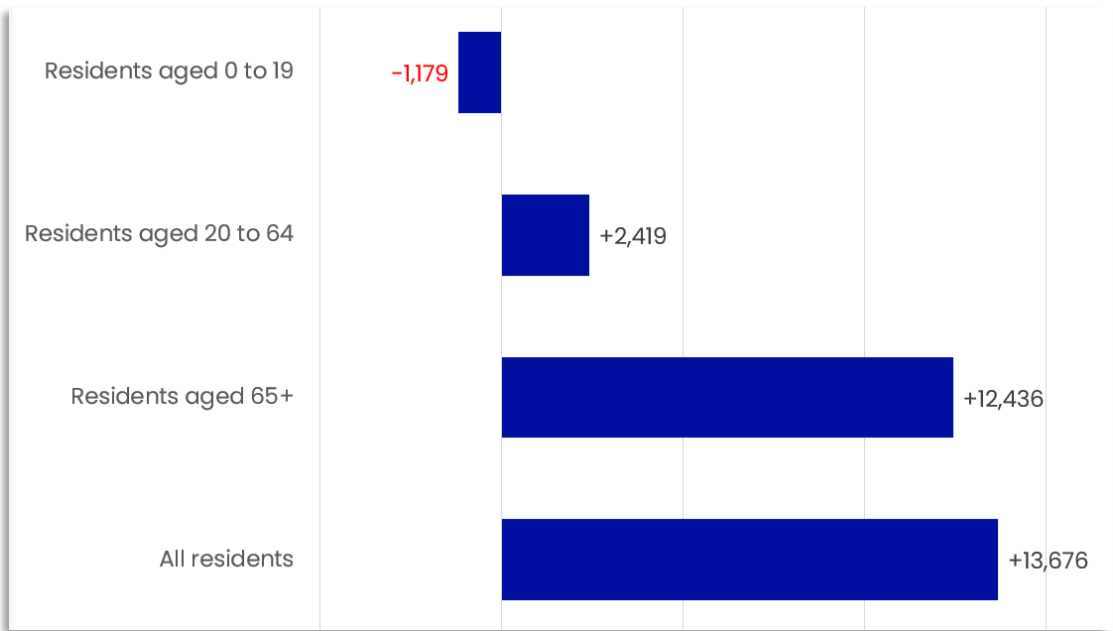


Figure 2.2: Projected population change by age 2024 to 2042 (ONS 2018 based sub national population projection)

2.7 To 2042 North Tyneside’s population was predicted in projections published in 2022 to increase by around 13,600 residents, to reach 227,000. The Office for National Statistics published their latest, 2022 based population projections in June 2025. This suggests growth may be even greater with 234,000 residents in North Tyneside by 2042. This growth also sees substantially more residents of working age, and even fewer residents aged under 19.

- 2.8 The rapid growth of resident's aged over 65 will continue increasing by 12,600, 90% of the Borough's total growth. With an older population the number of deaths will outnumber births. Net inward migration from neighbouring areas, primarily Newcastle, helps to sustain the overall working age population and limits the fall in the number of children in the Borough.

Economic prosperity

- 2.9 Between 2015 and 2019 North Tyneside experienced a slight improvement in overall deprivation, relative to England, moving from the 126th most deprived area to the 128th most deprived area. This continues an improving trend; for example, North Tyneside was ranked 80th in 2004.
- 2.10 However, while deprivation in North Tyneside has improved overall relative to England, there has been an increase in the number of small neighbourhoods that are within the most deprived 10% of communities in England. This is representative of the Borough's issue with large disparities in deprivation across its wards. North Tyneside has stark contrasts between the more affluent neighbourhoods and those experiencing environmental, social and economic deprivation.
- 2.11 Deprived neighbourhoods are located mainly along the riverside and those least deprived are concentrated mainly along the coast. The disparities are evident in a range of socio-economic factors but most starkly in health – a child born in one part of the North Tyneside can expect to live 10 years less than a child born in another part of the Borough.

A new spatial vision for North Tyneside

- 3.1 The Vision and Objectives for a Local Plan establish the key things that the policies and proposals of a plan are expected to achieve.
- 3.2 The Council Plan “Our North Tyneside” was crucial to informing the vision and objectives of the 2017 plan and have played an important part in shaping the direction and ambition of the Council since 2017.
- 3.3 The vision and objectives set out below have been reviewed and updated since the 2017 Local Plan to reflect the latest “Our North Tyneside 2021-2025” and new and emerging priorities since 2017. This includes the addition of:
 - Clear commitments to carbon net zero.
 - Nature recovery.
 - Adaptation to climate change.
- 3.4 “Our North Tyneside 2021 -2025” is now being reviewed and will be updated to reflect the new priorities and ambitions for the new Mayor elected in May this year.
- 3.5 The vision and objectives set out below in this consultation will continue to evolve as required to continue appropriate alignment with the ambitions of the Council and feedback from residents and other stakeholders as part of the preparation of this Local Plan.

Vision

By 2042 ...

North Tyneside is a place where everybody can live a prosperous and healthy life. The borough is resilient to climate change and is meeting targets for net zero carbon emissions. It is a happy, healthy and safe place with green spaces accessible to all where nature recovery is enhancing the natural environment.

The borough's towns and villages benefit from a high quality built and historic environment, the facilities and services they need and excellent transport links between our communities, across the North East and beyond.

A supply of high-quality affordable homes to rent and buy meet the accommodation needs of all residents. Excellent education opportunities and a flourishing economy where local businesses thrive, and that is attractive to inward investment, supports a diverse range of high-quality jobs.

Objectives

- 1. Ensure North Tyneside grows sustainably with communities and infrastructure that support Carbon net zero and are resilient to and mitigate the causes and impacts of climate change.**
- 2. Diversify, strengthen and grow the local economy providing excellent job opportunities for everyone.**
- 3. Reduce inequalities by ensuring all residents can enjoy healthy and active lifestyles, free from the fear of crime and maximising everyone's potential in work and education.**
- 4. Provide an appropriate range and choice of housing to meet current and future evidence-based needs for social rent and other affordable high-quality homes.**
- 5. Support investment and regeneration that will conserve and enhance the built and historic environment and capitalise on North Tyneside's positive image to benefit all parts of the Borough and especially our town centres.**
- 6. Manage waste as a resource and minimise the amount produced and sent to landfill.**
- 7. Conserve and enhance the natural environment achieving biodiversity net gain and ensuring access for everyone to attractive high quality green spaces.**
- 8. Ensure sustainable access throughout the Borough, with the wider region and beyond.**

4. Strategy for sustainable growth



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4.A Spatial development strategy

- 4.2 North Tyneside is a relatively compact Borough, but it has diverse and characteristic areas from the inner urban communities along the River Tyne, coastal towns, north west villages and suburban heart of the Borough. The northern sweep of land between the urban area and towns of Cramlington, Seghill, Seaton Delaval and Blyth provide a key break between Tyneside and South East Northumberland.
- 4.3 The Borough can be viewed as three broad spatial planning areas. These areas each include distinct communities, but they share key characteristics in terms of the overall extent of development and access to services, facilities and public transport.

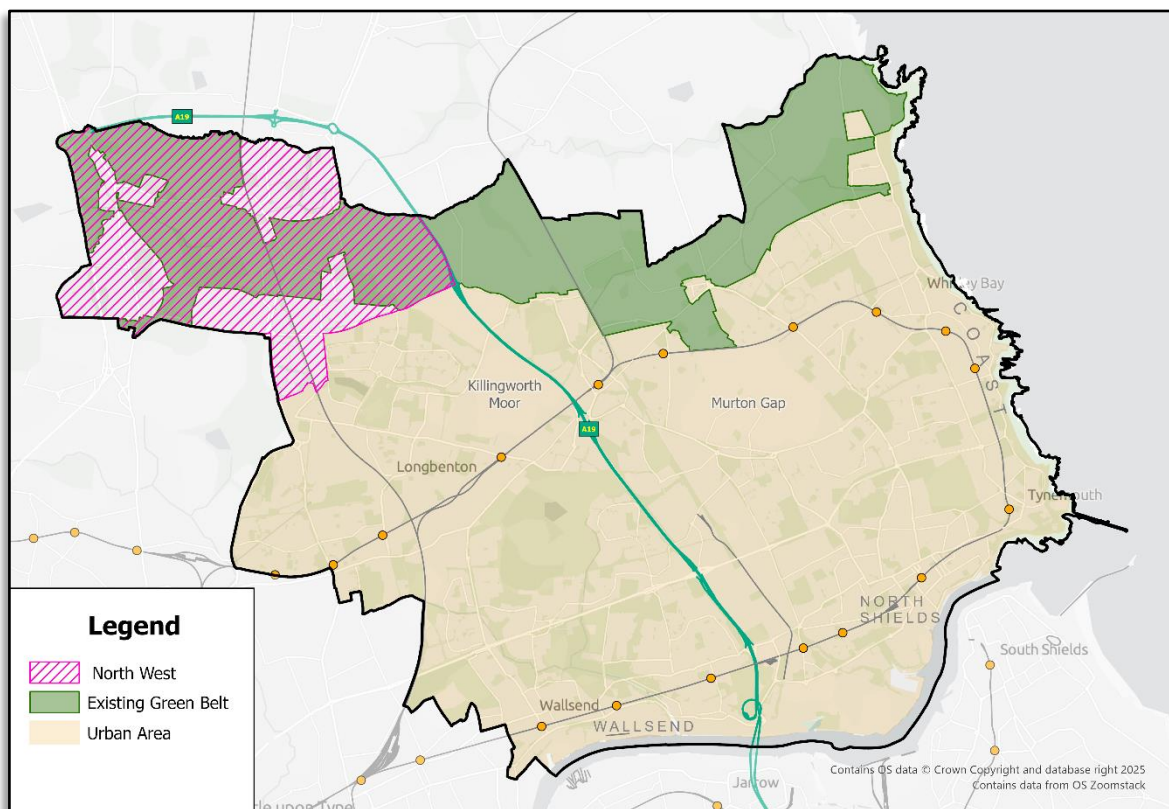


Figure 4.2: North Tyneside Spatial Planning Areas

The urban area: Killingworth, Wallsend, North Shields, the Coast; plus, economic corridors of the River Tyne and A19. This includes some areas of planned housing growth at Murton Gap and Killingworth Moor.

North West villages: Smaller settlements including Annitsford, Burradon, Camperdown, Dudley, Fordley, Seaton Burn and Wideopen.

The Green Belt: Part of the wider Tyne and Wear Green Belt that encompasses all of the Tyneside conurbation and from North Tyneside extends into neighbouring Northumberland and Newcastle.

The urban area

- 4.4 The current spatial strategy focuses development within the urban area and strategic allocations of Murton Gap and Killingworth Moor. The urban area will remain important for growth, investment and regeneration. It will be where most leisure, employment and shopping activities will continue to happen in North Tyneside.
- 4.5 The urban area has an important role in meeting housing needs, and housing delivery is often key to revitalising brownfield land and supporting regeneration in the urban area. New development within and adjacent to the existing urban area is usually accessible to existing services and facilities and can provide for sustainable patterns of growth.
- 4.6 Specific strategies for employment, retail and housing are set out in their respective sections.
- 4.7 Key characteristics of the urban area include the large and significant green spaces of the Rising Sun Country Park, Wallsend Dene, Northumberland Park, The Links and beaches and Killingworth Lakeside. These features provide key opportunities for biodiversity, leisure and recreation in the urban area and are crucial to many residents' well-being and health.

North West Villages

- 4.8 The collection of large villages with a unique character led by the area's collieries and waggonways are largely surrounded by existing green belt. The current local plan's vision focused on creating a well-connected area with a good range of services and facilities.
- 4.9 The Council has recently launched a series of regeneration plans for the inner and outer north west communities. These will deliver a range of projects expected to help to create vibrant and attractive places to live that are well maintained and have good access to services.

- 4.10 Growth and investment into communities such as those across the North West could help support the overall viability of existing services and support the retention of shops and improvements to public transport connections.

The Green Belt

- 4.11 The Green Belt in North Tyneside is the belt of agricultural land and countryside that stretches across the north of the urban area. It helps define the boundaries of the Borough to the north as much as the North Sea to the east and River Tyne to the south. The current Local Plan policy plays an important role in preserving this character. The Council recognises that changes to the Green Belt, if not undertaken sensitively and only where unavoidable, would risk causing harm to the character and environment of the Borough.
- 4.12 National planning policy is clear that existing green belt boundaries must be reviewed where a Local Plan is unable to meet its development needs in any other way. Review of the green belt is also necessary to establish the extent of grey belt within North Tyneside. The grey belt is land that may be of limited value to the role of green belt. This is best defined in a co-ordinated manner through the Local Plan.
- 4.13 However, where the Borough does not have enough land to meet its housing needs, developers may successfully establish sites should be classed as Grey Belt. The risk of speculative planning applications outside the Plan making process means development may come forward in an ad-hoc, unplanned manner in current green belt locations that would be better protected from development.
- 4.14 Work to understand the total development capacity of the urban area is ongoing. Alongside this consultation an ongoing Call for Sites and site selection process will confirm the capacity of the Borough to meet its development needs. However, the Council considers that it is unlikely that needs can be met within urban area alone.
- 4.15 Review of the existing Green Belt is therefore necessary to establish clear evidence of the extent of Grey Belt in North Tyneside and inform future stages of this Local Plan. This review will be undertaken in

accordance with government guidance and policy regarding Green Belt.

4.16 The aim of any review of Green Belt is to consider potential areas of change whilst ensuring the key purpose and aims of the Green Belt designation is protected. The current North Tyneside Local Plan defines some of the key spatial functions of the Green Belt as:

- Checking the unrestricted sprawl of the built-up area of North Tyneside.
- Preventing the merging of:
 - Killingworth with Wideopen and Dudley.
 - Seaton Burn and Dudley with Cramlington.
 - Shiremoor / Backworth with Seghill and Seaton Delaval / Holywell.
 - Shiremoor with Wellfield / Earsdon.
 - Whitley Bay with Seaton Delaval / Holywell and Seaton Sluice.
- Preserving the separate character of:
 - Seaton Burn.
 - Wideopen / Brunswick Green.
 - Dudley / Annitsford.
 - Earsdon.

4.17 Any review of North Tyneside's Green Belt will need to consider and assess the suitability of each of these functions. As Green Belt is a cross-boundary policy, the Council is working closely with its neighbours on Green Belt review. An initial joint study will establish a shared methodology for assessment of the Tyne and Wear Green Belt. This provides important direction to each Local Authority to ensure consistent appraisal of the role of the Green Belt as a whole.

4.18 The outcome of North Tyneside's Green Belt Review will be available alongside the next stage of consultation on this Local Plan.

How can the Local Plan respond

4.19 Update the Local Plan's spatial strategy and Green Belt policy to:

- 1. Ensure the urban area remains an important focus for growth and regeneration.**

- 2. Recognise the important role of green spaces and other areas for leisure and recreation with the urban area.**
- 3. Support growth, investment and regeneration of appropriate locations across the urban area and in the north west.**
- 4. Subject to the detailed findings of the Green Belt review ensure the Local Plan safeguards the primary role and function of North Tyneside's Green Belt in:**
 - Preventing the unrestricted sprawl of the North Tyneside urban area, and
 - Preventing the merging of the Tyneside conurbation with settlements in South East Northumberland.

4.B Planning to meet North Tyneside's Housing Needs

Population change: A growing Borough but fewer children. Residents over 65 will grow by around 27% whilst there will be fewer children aged under 19.

989 homes: minimum additional homes required per year in North Tyneside to meet government targets.

18,500 homes: total homes that need to be built to meet housing requirements between 2025 and 2042.

7,600 homes: current number of permitted or allocated homes in North Tyneside.

550 homes: average current number of homes built each year.

10,500 homes: number of homes to plan for in this Local Plan.

2nd – North Tyneside is the second least affordable borough for housing in the North East.

6.18x – multiple of annual earnings needed to buy average

4,000 families – currently on the housing waiting list

477 homes – Annual need for social rent and other affordable homes

Local housing needs

- 4.20 North Tyneside is a growing area where residents choose to live and raise families and stay into retirement. Everyone needs decent quality homes that meet their needs.
- 4.21 As people are living longer and choosing to live in different ways, often staying single or without children for longer, the overall size of each household is shrinking. This means more residents live in smaller households further increasing the need for new homes.
- 4.22 Younger working age residents, vital to contributing to the area's economic growth are expected to grow only slightly over the Plan period but still require new homes to be able to remain and live in the Borough.
- 4.23 Meanwhile, increasing housing delivery to address the national shortfall in housebuilding is a key government priority. A national standard method for calculating housing needs is the minimum starting point for establishing housing needs in Local Plans¹.
- 4.24 North Tyneside's local housing needs based on the standard methodology is:
- 989 new dwellings per year.
- 4.25 The expected plan period for this Local Plan is 2025 to 2042 to provide the minimum fifteen-year period required from expected its adoption in early 2028. As such:
- 17,802 homes must be planned for between 2025 and 2042.
- 4.26 The Council's own evidence of housing needs, the Strategic Housing Market Assessment (SHMA) ² establishes that there are no population

¹ Standard methodology for calculating housing needs, MHCLG, 2024. Local Housing Need is annual growth of 0.8% of the existing housing stock, plus an uplift based on the ratio of house prices to work-place based earnings.

² North Tyneside Strategic Housing Market Assessment, 2022

or other economic factors that would suggest additional upward adjustments to the housing requirement are required.

Affordable housing needs

- 4.27 A key part of the overall Local Housing Need is specific types of housing that can be accessed by those unable to afford private market rents and prices.
- 4.28 The Council's evidence of housing needs highlights that each year 477 social rented or other specifically discounted homes are needed. Current Local Plan policy asks developers to provide 25% of their schemes in affordable tenures rather than for private sale. Affordable homes are also built as part of the Council's affordable housing programme and by registered providers like Bernicia and Home Group.
- 4.29 For the new Local Plan, revised evidence of the economic viability of development will be required to inform future stages of the Local Plan and inform an appropriate target for affordable housing provision.

Housing land supply and call for sites

- 4.30 North Tyneside is not building enough homes to meet its current housing needs. There is also not enough future supply of homes within existing planning permissions and housing allocations to meet the new local housing need for 17,802 homes by 2042.
- 4.31 Furthermore, to establish a suitably robust land supply, an additional buffer is required to account for occasions where a development does not start within 3 years of consent and the planning permission expires. The current 2017 Local Plan included a 5% buffer. Evidence from the last ten years indicates just 192 permitted homes have failed to be built in time. From over 10,000 planning consents this is roughly a 2% lapse rate, a conservative 3% allowance therefore would be appropriate. This means to achieve the Borough's housing requirement around a total supply of around 18,336 dwellings would be required.

Table 4.2: Supply of housing land (Permissions at December 2024)

Sources of housing land supply	Permitted homes	2017 Local Plan Allocation*	Total homes
Killingworth Moor	1,089	911	2,000
Muron Gap	190 (120 built)	2,700	2,890
Smith's Dock (North Shields)	700	0	700
Other Local Plan Allocations	774	1,099	1,873
Other permissions	297	0	297
Total known supply	3,050	4,710	7,760
Total homes required			18,336
Remaining homes to find (18,336 minus supply of 7,760)			10,567

* Based on up-to-date capacity assessment

4.32 Table 1.1 summarises the current sources of housing supply. Developments like Murton Gap and Killingworth Moor, allocated in the 2017 Local Plan remain key to immediate housing delivery. They will provide about 5,000 homes over the next ten years.

4.33 However, in total there is a current shortfall in housing supply between 2025 and 2042 of around 10,500 homes.

Call for sites and site selection

4.34 The delivery of new homes and allocation of sites within this Local Plan requires an understanding of the land available for development and selection of the best and most sustainable sites.

4.35 Most land in the Borough that may be suitable for housing development is owned by private landowners or housebuilders. The Council welcomes submissions of additional sites to consider through its call for sites portal that can be viewed online.

4.36 The assessment of land as potential allocations in the Local Plan will be undertaken in accordance with a site selection methodology and evolve through engagement and feedback from stakeholders and the public at each stage of preparation of the Plan.

- 4.37 A separate Site Selection Methodology Paper has been published describing the selection process.

How can the plan respond?

- 4.38 The proposed response to these requirements for the emerging local plan include:

- 1. Plan to meet North Tyneside's Local Housing Need for 989 homes per year (17,802 homes by 2042) and require the maximum viable delivery of social rented and other affordable homes. This is the minimum the Council can plan for without conflicting with the national policy of the government. The Council does not consider a higher housing requirement is necessary.**
- 2. Establish a supply of around 18,300 dwellings over the plan period, comprised of:**
 - a. At least 7,760 new homes from existing sites. Including 3,050 existing planning permissions and 4,710 Local Plan allocations.**
 - b. 10,500 homes in accordance with a sustainable spatial strategy that:**
 - i. Prioritises development on higher density and well designed, brownfield land and encourages well-designed high-density development,**
 - ii. Includes a windfall allowance of at least 1,300 dwellings on unidentified sites that become vacant or underused; and,**
 - iii. Enables the allocation of around 9,240 homes in accordance with a preferred alternative growth strategy. Any strategy must enable the Borough to meet its housing requirements, including establishing a Five-Year Land Supply with appropriate 5% or 20%**

buffer at adoption³. The outcome of the call for sites and site selection process will inform the degree to which this Local Plan can focus on any one strategy for growth.

3. Alternative growth strategies and consideration of the potential implications of each are set out below:

Option A. Urban intensification:

Focus most delivery on available land, open spaces and employment land within the existing urban area and seek increased density of development. This approach alone is highly unlikely to deliver the housing numbers needed on its own.

Option B. A new settlement:

Focus most development into a single large sustainable new development within the grey / green belt, whilst maximising suitable deliverable sites within the urban area. The approach would require identification of sufficient land for a settlement of more than 5,000 dwellings.

Option C. Dispersed extensions to the urban area and north west villages:

Identifying a range of developments in the most sustainable locations within the grey / green belt, across the urban area and the north west, whilst also maximising suitable deliverable sites within the urban area.

The following table considers possible impacts of the alternative strategies ranked from low to high. A high impact suggests a potential positive effect on the Plans objectives and sustainability.

³ National Planning Policy Framework requires one of two buffers are applied to five-year housing land supply requirements. Either a 5% buffer is applied, or where the Housing Delivery Test finds completions were less than 80% of requirements in the previous three years, a 20% buffer is applied.

Impact of growth options	Option A: Urban intensification	Option B: New settlement	Option C: Urban and north west extensions
Probability of a deliverable land to meet the Borough's needs.	Low: Shortage of land, existing occupiers and lower viability.	Medium: Risk of delays to complex large sites in single ownership with fewer alternatives.	High: Multiple sites in different landownerships and locations.
Protection of existing agriculture and equestrian land.	Medium: Some sites outside urban area may still be necessary to meet needs.	Low: Impact focused on fewer areas. Some smaller sites may still be required.	Low: Impact dispersed across the Borough. Some strategic sites may still be required.
Protection of existing accessible green and open spaces.	Low: Likely need development on open space.	High Existing open spaces would be protected.	High Existing open spaces would be protected.
Potential to support nature recovery and on-site biodiversity net gain.	Low: Less space for on-site enhancements and reliance on off-site contributions.	High Larger site could create opportunity for significant on-site enhancements.	Medium Range of sites may have some opportunity for on-site enhancements with other development reliant on off-site contributions.
Protection of existing employment and commercial spaces.	Low: Relatively high proportion of existing premises would be needed.	Medium: Only areas of vacant / under-used land required.	Medium: Only areas of vacant / under-used land required.
Creation of new facilities such as local shops and schools.	Low: Reliant on existing.	High: Mainly limited to the new settlement and less additional provision elsewhere.	Medium: In varied locations with some new provision and some reliance on existing.

Impact of growth options	Option A: Urban intensification	Option B: New settlement	Option C: Urban and north west extensions
Creation of new walking, cycling and public transport infrastructure.	Low: Reliant on existing connections.	High: Limited to focused development area but would require significant new connections.	High: In varied locations with some new connections and some reliance on existing.
Creation of new areas of green open spaces.	Low: Overall reduction expected to meet demand for provision.	High: Potential new green space of Borough importance but one location only.	Medium: Smaller spaces to serve local areas most likely to be created.
Potential to support the sustainability of existing settlements and communities.	High: Growth within communities, although also placing demands on those areas would support existing facilities.	Low: Would require degree of self-reliance meaning lower overall impact on existing sustainability of communities.	High: Opportunities for extensions with appropriate infrastructure delivery could benefit new and existing communities.

4. Select housing sites in accordance with the preferred strategy and with regard to:

- a. Its status as greenfield or brownfield land.
- b. Impact on designations including wildlife and biodiversity designations, flood risk and water quality, noise and air quality, design and the historic environment.
- c. Proximity to existing community services and transport infrastructure.
- d. Ability to support nature recovery and biodiversity net gain.
- e. Availability and achievability of development within the Plan period.

- f. Economic viability and capacity to support any additional infrastructure required provide necessary social rented and other forms of affordable housing.
- g. Findings of the outcome of the Borough's Green Belt Review and Sustainability Appraisal.
- h. Feedback received in preparation of the Local Plan.

4.C Economic development

156 Hectares: current supply of available employment land.

4%: current low rates of vacancy in the Borough's industrial buildings.

1,000+: Average additional annual jobs growth in North Tyneside since 2014.

73.2%: North Tyneside's economic activity rate currently lower than national average 78.6%.

4.2%: North Tyneside's unemployment rate currently higher than 3.8% national average.

£408.86m: value of the visitor economy to North Tyneside.

£677: Average workplace earnings per week in North Tyneside lower than £730 national average (Resident based earnings also lower at £703 per week).

Discussion of the issue

- 4.39 North Tyneside has a good supply of existing available employment land and floorspace and a diverse and vibrant range of businesses. Significant employers include national and international companies such as Proctor and Gamble, Accenture, EE and Greggs. However, over 85% of the borough's business base are "micro firms" of between 0 and 9 employees and 99% are micro, small or medium sized businesses.

Jobs

- 4.40 Over the last ten years the number of business enterprises located in the Borough has increased by 27% and the number of workforce jobs have increased by more than 10,000. This growth in jobs has significantly exceeded population growth of working age residents and has meant fewer people need to commute out of North Tyneside for work. Informed by past trends and an Experian forecast of growth, the Council's evidence concludes annual workforce growth of around 1,000 jobs per year is reasonable.

Employment land and premises

- 4.41 North Tyneside's industrial stock is concentrated around primary road corridors, and well served by public transport, walking and cycle routes, clustered around the A19, A188 and A189 Spine Road and the A191 Whitley Road. These areas also benefit from international connections via the Port of Tyne and Newcastle International Airport. The large office developments at Cobalt Business Park, in the A19 corridor, and Quorum, adjacent to the A188, are former Enterprise Zones designated in the 1990s. They offer high-quality office accommodation of regional significance. North Tyneside's town centres also continue to provide important locations for smaller office accommodation, often key for local professional services.
- 4.42 There is 156 hectares of available employment land in the Borough. Analysis within the Borough's Employment Land Review indicated that of this, around 39ha is specifically riverside related and around 80 hectares is available for general employment uses. Informed by this analysis, current evidence therefore suggests the supply of

employment land provides sufficient range and choice to meet the area's needs for economic growth.

- 4.43 In recent years, overall vacancy of industrial buildings has declined notably. Recent speculative industrial developments, such as Mandale Park at Wallsend Road, indicate growing confidence in the market that smaller and medium sized businesses are looking for space in the borough. However, over the same period major office parks such as Cobalt have seen lower demand since the Covid-19 pandemic as increased hybrid and homeworking practices have increased.

Digital connectivity and modern economy

- 4.44 To support a modern economy, high quality digital connectivity is important for businesses of all sizes and types. Parts of the Borough are amongst the most well-connected postcodes in the country. The Stellium Datacentre at Cobalt Business Park is a unique facility where subsea fibre cables connecting both the USA and Europe meet. This provides an opportunity for businesses in the area to secure better broadband services than London or Birmingham and means North Tyneside is well placed to meet the needs of a modern economy.
- 4.45 The River Tyne is a key strategic industrial area. It includes two sites within the North East Enterprise Zone at Swans Energy Park and Royal Quays Enterprise Park at Port of Tyne⁴. It is as an area of national importance for growth in clean energy and green manufacturing⁵. These sites and their potential for development underpin the strategic importance of the River Tyne North Bank as an area for advanced manufacturing, sub-sea and offshore renewable engineering.
- 4.46 The North Tyneside Employment Land Review identifies key growth sectors for the Borough as:
- **Energy:** focused on the River Tyne and particular opportunities in offshore wind.

⁴ [North East Enterprise Zones](#)

⁵ [North East Investment Zone - Invest North East England](#)

- **Advanced manufacturing:** Despite overall declines in manufacturing employment, demands for land and buildings are expected to remain to meet the needs of the sector.
- **Health:** relating particularly to research and manufacture of pharmaceuticals, drawing on the anchor role of Proctor and Gamble.
- **Offices including financial technology:** Building on the success of existing financial technology firms and occupiers such as Sage, Accenture, Santander, Tesco Bank and Newcastle Building Society.

Tourism and the visitor economy

- 4.47 Tourism contributes greatly to the Borough's economy; North Tyneside is a year-round day visitor destination that attracts 6 million visitors annually and the total value of tourism is valued at £401 million, providing 3,169 full time jobs in directly in the tourism sector and a further 4,032 full time jobs indirectly linked to the sector (2023 figures)⁶.

How can the Local Plan respond?

- 4.48 To support growth and investment in the number and quality of jobs in the Borough and overall prosperity, the emerging Local Plan will:

1. Support a growing modern economy and identified growth sectors for North Tyneside.

This would include identifying a supply of allocated employment land within existing and potential new locations in accordance with the wider spatial strategy for growth that provide at least:

- **39 hectares** of land at the River Tyne connected to riverside uses, and
- **80 hectares** of land for a range of general employment uses including office, storage and distribution, and manufacturing.

2. Define strategic locations for investment at the A19 economic corridor, River Tyne North Bank economic corridor and major

⁶ North Tyneside Council Authority Monitoring Report 2023/24

business parks of Cobalt and Quorum and recognise the role of town centres.

- 3. Safeguard existing employment land and buildings that contribute to the Borough's economic growth sectors whilst ensuring a flexible approach that is supportive of mixed use development, other commercial uses and brownfield redevelopment within sustainable locations.**

4.D Regenerating town centres and communities

4 town centres in North Tyneside – Killingworth, Whitley Bay, North Shields and Wallsend.

23% – Town centre vacancy rate in North Shields. Compared to 13% in Wallsend and 10% in Whitley Bay.

12% – Proportion of units that are fast food or takeaways in Wallsend. 5% in North Shields and Whitley Bay.

+£60m – value of current investment and regeneration programme as part of the Ambition for North Tyneside.

5.3 million: Total day visitors to North Tyneside in 2023.

£408 million: value of tourism in North Tyneside's economy.

3,100: Number of full-time equivalent jobs supported by tourism in North Tyneside

9.2 million: Total footfall in 2024 recorded in the town centres of Whitley Bay, North Shields and Wallsend.

Area-based regeneration

- 4.49 For North Tyneside must continue to be a place that provides for its residents' needs; that is attractive, prosperous, and successful. It is important our towns, district and local centres and key visitor destinations get the investment and regeneration that it needs to support this. The Council's priorities for regeneration are set out in the ongoing Ambition for North Tyneside.
- 4.50 This ambition has implemented many of the major regeneration initiatives defined in the 2017 Local Plan. Preparation of detailed masterplans for North Shields, Fish Quay and Wallsend and area plans for the north west of the Borough outline how the Council intends to implement its ambition. The Council continues to support projects across the Borough and is working towards identifying opportunities for place-based investment in Whitley Bay.

The changing role of town centres

- 4.51 North Tyneside's town centres are the heart of their communities and provide each part of the Borough with a sense of place, whilst providing a wide range of services and facilities. Meanwhile, four district, five local centres and numerous local parades provide a range of shops and facilities across the Borough.
- 4.52 Town centres need to be attractive places that are easily accessible for people to visit and great places to live and work. They are an important part of the Borough's economy, providing opportunities for local people to run their own successful independent businesses.
- 4.53 Online shopping and the continued role of out-of-town shopping, in North Tyneside particularly the dominant role of Silverlink Retail Park and Silverlink Point places considerable pressure on town centre shops. Traditionally planning policies and decisions protect against the loss of retail uses in town centres.
- 4.54 Today, it is possible to change former shop units into a much wider range of uses without planning permission. Generally, enabling changes that can reduce levels of vacancy and support investment can create vibrant diverse places where people live and work. New leisure, creative and cultural activities can be key drivers for change in

town centres that can boost visitor numbers and economic growth. But permitted development rights can be removed where they risk undermining important retail centres. More significant changes, for example from shops to homes in town centre locations can also support growth and can be the only viable option for bringing buildings back in to use.

North Shields town centre and the Fish Quay

- 4.55 Located to the south east of the Borough, close to the mouth of the River Tyne, North Shields and the Fish Quay was an important historical fishing centre and former rival to Newcastle. Renovation of the town in recent years has included heritage led investment at Northumberland Square and Howard Street as part of an Historic England supported High Street Action Zone. A new, accessible bus and metro interchange, and improved connections with the River Tyne and Fish Quay through the Embankment project. Works are continuing with the recent demolition of aging features like the Beacon Centre clock.
- 4.56 Parts of North Shields, and the Fish Quay in particular, are growing in popularity as a visitor destination for food and drink-based leisure that are bringing buildings into active use and increasing the vitality of the area. However, areas of the town centre and the Beacon Centre shopping centre require investment and diversification to respond to the challenges of our changing shopping habits.

Wallsend town centre and the River Tyne North Bank

- 4.57 Located to the south west of the Borough, Wallsend is famously the end of Hadrian's Wall at Segedunum Roman Fort. Swan Hunter shipyard was based on the River Tyne here and the site now provides opportunities in offshore and advanced manufacturing. The Forum shopping centre lies at the core of Wallsend town centre and the town is closely connected to the dense terraced streets just off High Street East and West.
- 4.58 Shop units in the town, include a number of different uses and services often open at different times of the day. This can mean the town centre struggles to offer an attractive environment for visitors. Interventions over recent years have included development of a new health centre

and measures to improve the attractiveness of the town centre including shop front improvements and a scheme to animate security shutters. Working jointly with North East Museums, proposals for the transformation of Segedunum Roman Fort and Museum to boost its role as a visitor destination and the role in the community will go into delivery soon.

Killingworth town centre

- 4.59 Located to the north west of the Borough, Killingworth town centre is at the core of the 1960s Killingworth township. The centre is entirely in private ownership and provides a single large superstore and indoor shopping mall. The town centre is accessible by bus and car and remains a well maintained and modern centre that serves its community well and is attractive to national chains. Housing growth in the area, particularly expected delivery of 2,000 homes at the Killingworth Moor strategic allocation will support the role and sustainability of the town centre.
- 4.60 The nature of the shopping and parking provision means that, despite well segregated walking options there is scope to improve the direct connectivity between Killingworth town centre and the surrounding residential areas and Killingworth Lakeside Park. Work towards major improvements to the play areas and facilities at Lakeside Park are currently in development.

Whitley Bay town centre and the coast

- 4.61 Located to the north east of the Borough, Whitley Bay became a traditional seaside town and resort in the late Victorian period. The grand Spanish City, promenades and other attractions helped drive the town centres growth. Despite serving a prosperous local community, the town centre faced challenges with the decline in seaside visitors in the 20th century and closure of Spanish City.
- 4.62 The redevelopment and reopening of Spanish City as a leisure destination in 2018 and investment in the promenades has helped drive a general resurgence in the area. Tourism to North Tyneside and the coast in particular now plays a major role in the Borough's economy with over 5 million day visitors in 2023. Streets like Park View

now host a diverse range of independent retailers, restaurants and bars and generate an active vibrant atmosphere. Delivery of Phase 2 of the Seafront Sustainable Route will further enhance the quality and accessibility of the area.

- 4.63 However, the core of Whitley Bay town centre requires further investment and diversification to ensure it can continue to provide an attractive centre for visitors. An improved sense of connection between the town centre and destinations like Spanish City and the areas coastline, can also provide a useful opportunity for enhancement of the town.

Retail growth

- 4.64 Growth of the Borough's population and economy mean the amount of money spent buying things, and the floorspace needed to meet shoppers and businesses needs has continued to grow. Over the last ten years developers have built new retail and leisure developments. This includes expansion of Northumberland Park district centre and new discount supermarkets.
- 4.65 Current proposals for major housing development at Murton Gap and Killingworth Moor will help support the health of existing town and district centres whilst both include delivery of small new Local Centres as part of the development. Each will provide a small but important addition to the retail offer of the Borough and play a role for these new communities. Further growth and development will need appropriate new local shopping and community facilities.

How can the Local Plan respond?

- 4.66 Policies and proposals of the Local Plan can respond to the importance of meeting retail needs.

1. Ensure the Borough's town centres provide accessible, compact, functional retail and service centres, whilst recognising their changing role.

- Define up-to-date town centre boundaries.
- Protect the role of important shopping streets.

- Support investment and redevelopment of vacant or underused shops and buildings for a range of uses, including new homes that can support a vibrant diverse community.
- Investment in regeneration of the Borough's environment, walking wheeling and cycling routes and public transport.

2. Support the growth of town centres as attractive, sustainable places to live.

This would include supporting appropriate conversions of existing buildings and encouraging well-designed higher density housing in accessible town centre locations.

3. Continue to challenge and prevent delivery of out-of-centre retail and other main town centre uses.

Policy would be prepared in accordance with national policy and local evidence impacts upon the Borough's town centres.

4. Ensure the inclusion of new local or district centres, where necessary as part of any proposals for growth.

Specific proposals will require development as part of the requirements for potential new growth and development.

5. Provide a positive framework for the ongoing delivery of regeneration and investment across the Borough.

This would include defining area-based priorities shaped around the Ambition for North Tyneside.

5. Climate change, water and waste resources



North
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UK target to reduce carbon emissions to net zero by 2050.

2019: North Tyneside declared a climate emergency and committed carbon net zero

Climate change increases the chances of warmer, wetter winters and hotter, drier summers.

Sea levels are expected to rise in the 21st century even if greenhouse gas emissions are reduced.

78% of homes in North Tyneside are rated C and D for their energy performance.

New homes are most commonly rated B for their energy performance.

Surface water flooding is the most common form of flooding in North Tyneside.

92% proportion of household waste recycled or disposed of through energy from waste.
60% energy from waste; 32% recycled; 8% landfill

5.A Climate change adaptation, resilience and strategic mitigation

Discussion of the Issue

- 5.1 Climate change is resulting in warmer temperatures causing sea level rise and altering seasonal weather patterns; and increases the likelihood of extreme weather events such as heatwaves and flooding. Greenhouse gases are the primary driver of climate change. Carbon dioxide is a key greenhouse gas and emissions originate from a wide range of sources, including transport, construction, and energy use including heating and appliances.

Managing climate change

- 5.2 Managing climate change requires both mitigation to reduce our emissions of greenhouse gases, and adaptation of our environment and infrastructure to increase resilience against the risks and impacts of a changing climate. These measures should be undertaken simultaneously.

Climate change policy and actions

- 5.3 The 2008 'Climate Change Act' sets out a legally binding framework to cut carbon emissions. The UK's target is to reduce emissions to net zero by 2050. In July 2019, North Tyneside Council declared a Climate Emergency. The Council agreed the first North Tyneside Carbon Net Zero Action Plan in 2020 and the Action Plan has since been updated annually.

Planning and climate change

- 5.4 Planning has an important role in helping the Borough meet these targets by designing places and securing infrastructure provision that tackles the climate emergency and adapts to a changing climate.
- 5.5 Local Authorities can also consider whether local standards for new development are justified and viable, as explored later in this Climate Change chapter.
- 5.6 Current policy within the North Tyneside Local Plan seeks to address climate change adaptation and mitigation through a range of different

policies for flood risk, water efficiency, landscaping, sustainable drainage, transport and promoting renewable energy.

How can the Local Plan respond?

5.7 The policies and proposals of the Local Plan can support responses to climate change through:

1. Ensuring future development is sensitive to its potential effect on our climate.

2. Secure a stronger focus on adaptation and resilience to warmer wetter winters and hotter, drier summers and more extreme weather events. This would support:

a. Sustainable design and construction of buildings.

Structures should be robust and long-lasting, utilising natural ventilation and illumination, good insulation, and shading to minimise overheating in summer and the need for heating in winter.

b. Maximising green infrastructure and tree planting

for its benefits in removing carbon from the atmosphere and mitigation of urban heating.

3. Mitigate climate change through reductions in carbon emissions, aligned with the Council's ambitions for Carbon net zero. This would support:

a. Proposals which demonstrate measures that mitigate carbon emissions from the earliest design stage.

b. Proposals that would retrofit existing buildings to improve energy efficiency and on-site renewable generation.

c. Reuse of existing buildings.

d. Reuse and recycling of construction materials.

e. Development for generation of renewable and low carbon technology for energy, heating and cooling.

- f. Improved standards for energy efficiency and renewable generation in the construction of new homes, if justified and economically viable (discussed further in the next section).**

5.B Improving energy efficiency and reducing emissions

Discussion of the Issue

- 5.8 Housing contributes around 14% to total carbon emissions in the UK. Achieving net zero carbon emissions for new homes is essential to sustainable growth whilst also supporting carbon net zero targets.
- 5.9 Nationally applied Building Regulations set by government manage the standards that determine carbon emissions from buildings. The regulations enable developers to clearly understand the technical requirements and costs of construction.

Building regulations and future homes standard

- 5.10 The government has set out its approach to make new homes zero carbon ready through changes to building regulations within “The Future Homes Standard”. A 75% to 80% reduction in carbon emissions (compared to homes built to the 2013 requirements) is expected to be implemented in 2025. An interim 30% reduction in carbon emissions was implemented in 2021. As of May 2025, the exact date for the implementation of this further reduction is not known. Once implemented new homes would become zero carbon as the wider electricity grid de-carbonises.
- 5.11 The changes to building regulations will mean that new homes will not have gas boilers or other fossil fuel heating. Instead, electric powered technology like Heat pumps and storage heaters would be relied upon. Developers will also be more likely to include features such as solar panels to meet the necessary standards.
- 5.12 Within North Tyneside, we are already seeing developments, including renewable energy technology in response to the uplift in building regulations standards, such as the later phases of development at Fallow Park in Wallsend. Such features would become more common when the further proposed changes are implemented.

Local energy efficiency standards

- 5.13 The current Local Plan does not include any specific local standards. Government has clearly set out that it considers applications of

national standards as sufficient to achieve carbon reduction goals and discourages local standards. However, Local Authorities have the legal power to implement local energy performance standards in Local Plans where demonstrated as justified and viable. However, where local standards are introduced, they must be justified with appropriate evidence and must not impact the delivery of homes and in particular affordable housing.

How can the Local Plan respond?

1. The Council considers that presently there are two reasonable options that should be considered:

Option A: Support implementation of the Future Homes Standard in line with the government's timetable.

Nationally applied standards provide clarity and consistency for house builders to invest and prepare to build net-zero ready homes. We could still seek information from developers about how they would reduce emissions and increase energy efficiency. This would ensure a robust understanding of the carbon reductions achieved through delivery of schemes and encourage pro-active measures to support carbon reduction.

Options B: Embed the expected uplift anticipated in Future Homes Standards within emerging Policy.

This would ensure that the anticipated reduction in carbon emissions defined within the Future Homes Standards are applied to development in North Tyneside from adoption of the Local Plan, if they are not implemented through building regulations.

Other options

At this time, the Council's assessment is that it would not be reasonable to seek a further alternative option that set higher local energy efficiency standards that go beyond the Future Homes Standard. This would add further costs to building new homes in the borough and may affect viability. As a consequence, we may see less affordable housing built and fewer other social and community benefits from development. This would have the potential to undermine the wider delivery of the Plan.

5.C Energy, low-carbon and renewable infrastructure

- 5.14 The UK energy sector is shifting from carbon-based energy sources like oil, coal, and gas to low-carbon and renewable sources such as wind and solar, with the costs of these renewables continuing to decrease. The local electricity network is owned and managed by Northern Powergrid, who are an important partner to ensure the resilience of supply as the Borough grows and the grid is decarbonised.

Areas for renewable energy generation

- 5.15 The planning system has a key role in facilitating the delivery of renewable and low carbon energy infrastructure. In North Tyneside, as a largely urban area, scope for major wind and solar projects are limited. Previous studies for the potential for wind energy development in the borough showed significant physical, economic and environmental constraints which limited their potential. This previous work to explore wind energy potential will be updated. Increasing use of buildings, and areas of hardstanding to integrate renewable energy generation are important.
- 5.16 North Tyneside has a strategic role in the delivery and manufacture of infrastructure important to decarbonisation of the electricity grid. For example, the River Tyne corridor provides important opportunities for advanced manufacturing linked to offshore renewable energy.

Heat networks

- 5.17 Heat networks, which connect a range of building types together via underground pipes and heated by a joint heat source, are another important technology in decarbonisation. Heat network zoning is a government policy solution to help reach the scale of expansion of networks required to meet net zero. The local networks will provide low cost, low carbon heat to buildings. A pilot of the zoning methodology is currently underway in England and the results will inform how the policy will be rolled out across other suitable localities.
- 5.18 Within North Tyneside, a range of feasibility work has been undertaken to consider areas where heat networks could be retrofitted. Such projects are ongoing but if successful have the potential to create

valuable low carbon and renewable energy sources for local business and residents.

Developing a resilient electricity grid

- 5.19 The strategic growth of the Local Plan is likely to require grid investment to support green growth and power. There are already occasions where significant investment in the electricity grid has been necessary to secure high voltage connections for energy intensive uses on our employment sites. These demands will increase as more homes rely on the grid for heating and charging vehicles. We will work in partnership with our Distribution Network Operator which is Northern Power Grid to identify where investment is required to secure the delivery of the necessary improvements.
- 5.20 The expansion of battery storage capacity is important to the overall resilience of the electricity grid. Battery storage smooths out the peaks and troughs in generation that can occur with wind and solar. Areas of employment land and locations near electricity substations are key locations for such facilities.

How can the Local Plan respond?

- 5.21 The current local plan policy supports renewable energy and low-carbon technologies where they would not have unacceptable adverse effects. It is proposed to continue with this approach and that future policy should:

1. Set out a positive strategy to support renewable energy generation and low carbon technologies while protecting environmental and cultural assets that are important to North Tyneside.

Planning applications will be assessed on a case-by-case basis, using a criteria-based policy.

2. Identify suitable areas for wind energy development in accordance with government guidance.

5.D Flood risk, water quality and infrastructure

Flood risk

- 5.22 The risk of flooding is an important issue to consider and manage through the Local Plan. Across much of North Tyneside flooding caused by sources such as rivers and streams are limited to relatively small areas, but surface water flooding can occur in locations across the Borough. As storms and more extreme weather events become more frequent, North Tyneside could be subject to an increased risk of flooding.

Surface water management and drainage

- 5.23 The nature and rate that water drains, known as the runoff rate, can change when brownfield and greenfield sites are developed. The speed that water drains or flows off a site can have consequences for flood risk. It is therefore important that the right infrastructure is included to ensure development does not increase the risk of flooding.
- 5.24 Greenfield sites typically have lower runoff rates due to the natural ability of the ground to absorb water. Any new development is expected to ensure runoff rates are no greater, and preferably lower, than rates prior to development.
- 5.25 On brownfield sites existing hardstanding may mean runoff rates are much higher. The Local Lead Flood Authority (LLFA) now expects all new development to restrict surface water discharge rates to the equivalent greenfield runoff rate. This means brownfield development in particular can deliver significant improvements in the risk of surface water and downstream flooding.

Water quality

- 5.26 The current Local Plan seeks to improve water quality in line with the National Water Framework Directive and the Northumbria River Basin Management Plan.
- 5.27 In the Borough's coastal waters, the area between Hartley Cove and the River Tyne has been identified as "good" in terms of ecological

status. However, there are localised issues, for example at Cullercoats bay. Work is ongoing to improve water quality in this location.

- 5.28 Key watercourses in the Borough are at Seaton Burn and Brierdene. These are yet to achieve the same ecological status as locations along the coast. Watercourses are frequently impacted by pollutants from both agricultural processes and Once appropriate interventions have been implemented, they will be of a higher water quality.

Water supply and efficiency

- 5.29 North Tyneside does not have water supply issues and is not located within a classified water stressed area. The Borough benefits from the Kielder Water Transfer Scheme operated by Northumbrian Water Ltd that is a key source of potable water for North Tyneside.
- 5.30 Although the Borough has good water supply conserving water and improving water efficiency is important. This reduces impacts on water resources, waste water drainage and infrastructure, flood risk and running costs. The current Local Plan does not impose water efficiency standards above those set out in building regulations. However, it does support the effective management of water in the Borough.

Water infrastructure

- 5.31 The Council works closely with the Environment Agency and other partners, including Northumbrian Water Ltd to ensure effective water management. The Howdon Waste Water Treatment Works (WWTW) located on the River Tyne in North Tyneside is a critical facility providing waste water management for a large swathe of Tyneside and Northumberland.

Sustainable drainage

- 5.32 Incorporating forms of Sustainable Drainage Systems (SuDS) are actively encouraged within new developments. The are four pillars of benefits that can be delivered through implementation of SuDS:
- Water quantity,
 - Water quality,
 - Amenity, and
 - Biodiversity.

- 5.33 These pillars guide the design and implementation of SuDS, ensuring they effectively manage flood risk, improve water quality, enhance the environment, and provide benefits for communities.
- 5.34 SuDS retain and divert water helping to manage the capacity of main waterways and wastewater infrastructure. SuDS deliver benefits for the Howdon Waste Water Treatment Works (HWWTW) as they provide an alternative route from main waterways for waste water and alleviate strain on the WWTW capacity. Therefore, this supports the WWTW capacity to accommodate future new development in North Tyneside.

How can the Local Plan respond?

- 5.35 The current Local Plan supports and requires measures to manage, avoid and reduce flood risk, promote water quality and efficiency. Priorities for the Local Plan to continue appropriate supporting flood risk and water management will include:

- 1. Require application of Sustainable Drainage Systems where appropriate to manage flood risk and water quality and secure benefits for amenity and biodiversity.**
- 2. Apply a sequential approach to identifying sites for new development that in the first place would avoid identifying development in areas of flood risk.**
- 3. Require flood risk assessments from development proposed in areas of high flood risk.**

This will ensure the impacts of flooding have been identified and appropriate measures such as design and remediation of the site can be delivered to avoid flood risk and any increase in flood risk elsewhere.

- 4. Support projects and schemes that deliver improvements to water quality.**

This assists the Borough in meeting requirements of the National Water Framework Directive and the Northumbria River Basin Management Plan.

5. Ensure new development preserves and enhances the water environment, including the ecological value of watercourses and protection of groundwater.

This will require continued measures as part of development such as the incorporation of SuDS within new developments to reduce pollution in main waterways and to support high quality water environments.

6. Support improvements and investment in local water infrastructure, and efficiency.

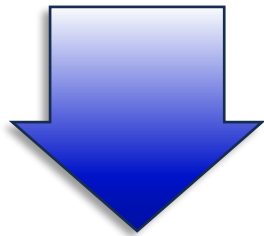
To support water conservation and capacity of existing infrastructure to accommodate growth.

5.E Waste

Discussion of the issue

5.36 Despite recent population growth, the amount of waste collected in North Tyneside has broadly continued to decline since 2014/15. Effective management of waste will continue to be necessary as the Borough's population continues to grow.

5.37 North Tyneside is a Waste Planning Authority (WPA) and works to ensure a proactive, sustainable approach to waste management and treatment methods in accordance with the waste management hierarchy:



- Prevention
- Preparing for re-use
- Recycling
- Recovery
- Disposal

5.38 Recycling rates are generally between 35–38% per annum, and these have plateaued over recent years, although the planned introduction of separate food waste collections is expected to increase recycling to around 44%.

5.39 The Teesside Energy from Waste (EFW) Incineration plant plays a key role in the delivery of North Tyneside's Waste Management Strategy. The majority of Local Authority collected non-recyclable waste in the borough is transferred to the plant to be processed. Landfill continues to play a very small role in residual waste treatment.

5.40 The Authority's existing residual waste contract will expire in March 2027 and a new contract for the treatment of residual waste is currently being procured. It is anticipated that this treatment will take place outside of the Borough.

5.41 Work is underway to understand the amount of waste likely to be produced in future. This will support our understanding of forecasted waste generation for all WPAs in the North East and current and expected future management capacity.

- 5.42 The current Local Plan sets out to protect existing waste management facilities in North Tyneside unless it is demonstrated that there is no longer a need for the facility or capacity can be met elsewhere within the Borough.
- 5.43 The Council is currently undertaking a review to identify a potential location for a second Household Waste Recycling Centre in the north west of the Borough. Where new waste facilities are proposed, including the extension or intensification of existing facilities, the current Local Plan supports new appropriate facilities in sustainable locations and that are not detrimental to residential amenity and the environment.

How can the Local Plan respond?

- 5.44 The emerging Local Plan should continue with the robust policy approach set out in the existing Local Plan regarding waste. The Local Plan should:

1. Protect existing waste facilities from unnecessary loss, where it can be demonstrated that there is no longer a need for the facility or capacity can be met elsewhere within the Borough.

Where new development is proposed in the vicinity of an existing site, it should be permitted where it would not harm operations at the facility.

2. Supports new facilities that manage waste in a sustainable manner in accordance with the waste hierarchy, in appropriate locations.

A sequential approach would favour locations within employment sites close to other waste facilities, then other employment sites considered and then other sustainable locations on previously developed land.

6. Protecting and improving the built and historic environment



North
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Council

Securing viable and beneficial uses for some listed buildings present challenges for their preservation.

An excellent track record of heritage-led regeneration.

A range of designated and non-designated heritage assets throughout the Borough.

World Heritage Site at Hadrian's Wall in Wallsend.

The historic and built environment is an excellent resource for tourism and leisure.

The Borough has a diverse and unique built and natural environment.

High quality design helps to create vibrant and distinctive places.

Good design helps support healthier lifestyles and improves safety.

Local ambition to deliver great design and homes that people are proud of.

6.A Historic environment

Discussion of the issue

- 6.2 North Tyneside has 17 conservation areas, 224 listed buildings (two of which are grade I, ten grade II*), 172 locally registered buildings and eight scheduled ancient monuments. Part of Hadrian's Wall, which forms part of the international Frontiers of the Roman Empire World Heritage Site, is within the Borough. Future growth within the Borough must respond positively to the significance of these heritage assets.
- 6.3 Sometimes, the challenges of securing viable economic uses of historic buildings can mean they suffer from a lack of investment or become vacant. Historic England maintain a Heritage at Risk register that currently has three entries within North Tyneside. Inclusion on the register can help identify issues and unlock opportunities to work with Historic England or other partners to identify solutions and secure investment. Recent work completed by the Council at St. Mary's Conservation Area is helping to bring about improvements in its condition.
- 6.4 There are also some grade II properties within the Borough in poor condition, such as Diary Cottage, the Buddle and Wallsend Hall. At St Mary's Conservation Area recent work completed by the Council has delivered improvements in its condition. As important parts of our heritage and unique significance, the Council continue to work with partners and landowners to bring the buildings into viable use consistent with their conservation.
- 6.5 The historic environment is vital to the Borough's economy, playing an important role in tourism, leisure and at the heart of regeneration projects. In addition to making great places to live and work, heritage also provides great backdrops for major events, such as the Mouth of the Tyne festival at Tynemouth Priory.
- 6.6 North Tyneside Council has an excellent track record of heritage-led regeneration, including the recently completed redevelopment of Northumberland Square and Howard Street in North Shields, which was co-funded by Historic England through their High Street Heritage Action

Zone programme. Opportunities will exist to continue this successful, balanced relationship, supported by a robust planning framework.

- 6.7 Planning and other Local Authority strategies and decisions are informed by a comprehensive collection of evidence and guidance, including the Local Register Supplementary Planning Document, Conservation Area Character Appraisals and Management Strategies and the Tyne and Wear Historic Environment Record.

How can the Local Plan respond?

- 1. Set out a positive strategy for the conservation of the historic environment and the removal of heritage at risk.**
- 2. Keep up to date the necessary evidence and guidance to inform strategies and decisions affecting the historic environment and its effective conservation. The Local Plan 2017 currently does this, in accordance with the NPPF, and this approach should be continued.**
- 3. Identify site-specific policies that would offer guidance on and support for heritage-led regeneration schemes and proposals that would rescue heritage assets at risk.**

6.B Well designed, healthy and safe communities

Discussion of the Issue

- 6.8 The Borough has a diverse and unique environment, which is a blend of urban, rural, coastal and riverside areas. The Borough's townscape and landscape assessment notes that around the Borough's four town centres are large areas of suburban, predominantly 20th century housing with its own distinct character. Within the built-up area are some notable areas of open space, such as the Rising Sun Country Park. The Borough also has a mix of industrial, leisure, and residential areas along the riverfront.
- 6.9 Design is not just about how development looks, but how it works, and how well it meets the needs of users. High quality design of buildings, places and spaces can create vibrant, distinctive places that foster a sense of community and belonging and can support health and wellbeing. Securing good design can mean the delivery of efficient and cost-effective development that adds value for residents and creates places that are attractive, safe and enjoyable places to live and work. Designing places where people can be active, have places to meet and play and seek to improve safety contributes towards the long-term sustainability and resilience of developments.
- 6.10 Best practise guidance for well designed, healthy and safe communities is set out in the National Design Guide, Building for a healthy Life, Manual for Streets, Sport England's Active Design and Secure by Design. Our current planning policies are supplemented by guidance that provides applicants with an understanding of good quality design. Work has already started to update this with a Design Code for the Borough.

How can the Local Plan respond?

- 1. Set out a positive strategy for creating well designed, healthy and safe communities.**

The current Local Plan policies provide a strong framework for this by requiring applications that:

- Are specific to the place and respond to existing features and buildings.
- Help to reduce opportunities for crime and antisocial behaviour.
- Encourage walking, cycling and public transport.
- Have sufficient car parking that is well integrated into the layout.
- Have a good standard of amenity for existing and future residents.

2. Require, as appropriate to each scheme masterplans and design codes to secure well-designed homes and places as part of major development.

3. Ensure appropriate and up to date guidance and area wide design codes are in place to support and inform site and area specific development proposals.

New development and areas of change will benefit from specific design guidance, masterplans and codes that reflect the principles of good design quality for North Tyneside and integrate the delivery of open green spaces and community infrastructure to create attractive, accessible, safe and sustainable places for residents.

7. Conserve and improve the natural environment



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Northumberland Shore Coast – entire coastline of North Tyneside of national and international biodiversity importance.

+10% mandatory minimum Biodiversity Net Gain required as part of development.

243 TPOs in place to protect trees in the Borough.

100% of North Tyneside is a potential area of coal resource. Significant sand, gravel and limestone resources largely underlying existing development.

1 wharf at Howdon capable of receiving sand and gravel. (Currently inactive but safeguarded for future use)

100s – known former mine workings and locations at risk of stability or contamination issues.

7.A Biodiversity and Nature Conservation

Discussion of the issue

- 7.2 North Tyneside has a rich biodiversity with internationally and regionally important sites. This includes the Northumbria Coast Ramsar Site and Special Protection Area (SPA), two Sites of Special Scientific Interest (SSSIs) located at the Coast, six Local Nature Reserves of regional importance, and strategic wildlife corridors.
- 7.3 For the international sites at the Coast, new development and growth has the potential to increase recreation visitors to the coast and therefore increase potentially harmful disturbance. The 2019 Coastal Mitigation Supplementary Planning Document is in place to manage these impacts and is expected to remain a key tool to mitigate the impacts of growth. This includes creation of a coastal ranger service to monitor impacts and manage the quality of the sites that the Council intends to operate jointly with Northumberland County Council.

Nature recovery and biodiversity net gain

- 7.4 The Environment Act 2021 introduced a new legislation for biodiversity and nature recovery. This includes mandating a minimum 10% Biodiversity Net Gain (BNG) for non-exempt planning permissions and requiring nationwide coverage of Local Nature Recovery Strategies (LNRS).
- 7.5 Biodiversity net gain requires ecological enhancement wherever possible either on-site or within the Borough. As a last resort, for example where high-density brownfield developments do not provide space for on-site mitigation; applicants can seek to make off-site contributions. To support this the Council is working towards identifying a range of sites in its control that can be made available for enhancement to support off-site developer contributions towards BNG.
- 7.6 National planning guidance encourages Local Authorities to consider a higher BNG requirement where considered necessary to achieve nature recovery. This can be for example to respond to greater historic loss of natural environment. The scale of historic growth can be a

useful way to understand if this something to consider for North Tyneside.

- 7.7 From 2011 to 2023 the number of homes in England increased by 19.76%. North Tyneside over the same period saw a 14.58% increase and total homes across the North East grew by 13.56%. The historic scale of growth of the urban area, and therefore likely impact on the Borough's natural environment is therefore broadly comparable to England and the North East.
- 7.8 The North East Combined Authority (NECA) is responsible for delivery of the North of Tyne Local Nature Recovery Strategy. This LNRS will include the areas of North Tyneside, Newcastle, and Northumberland in a single strategy. Initial consultation on the emerging LNRS has noted that unmanage brownfield land would potentially form some of the most important habitats relevant to North Tyneside. Brownfield sites that have experienced an element of wilding often provide conditions that support development of species that are unable to take hold in areas of farmland.

Trees and hedgerows

- 7.9 Approximately 9% of North Tyneside's total land area is covered by trees. The nationwide crisis caused by Ash dieback has seen the loss of many ash trees in the Borough. Increasing tree and hedgerow planting across the Borough is a key priority. This forms part of the Council's response to the climate emergency and is recognised for the positive contribution tree cover can make to the quality of the natural and built environment.
- 7.10 Identifying suitable locations for significant new tree planting can prove challenging. As a predominantly urban area, new trees must be appropriate to their location and not compromise the safety of residents or properties. The opportunity for new tree planting must also be balanced against other priorities and habitats such as natural and semi-natural grasslands.

How can the Local Plan respond?

- 7.11 The Local Plan's policies and proposals should set out to:

1. Protect sites of biodiversity importance, avoid network fragmentation and support habitat creation and enhancement in delivery of nature recovery.

This is a key function of current local plan policy and will be retained and refreshed in accordance with the emerging Local Nature Recovery Strategy (LNRS).

2. Require and ensure proposals for development can achieve the statutory minimum of 10% BNG.

This would be supported by the LNRS and the Council's own strategy for delivery.

3. Protect the internationally designated Northumbrian Coast Special Protection Area from harmful effects.

This ongoing policy requirement will be supported by application of a tariff regime, currently defined in the Coastal Mitigation Supplementary Planning Document, to support a coastal warden service and any other required interventions.

4. Protect existing trees, woodland and hedgerows from unnecessary loss and support new provision as part of new development.

This approach would recognise the positive, multi-functional role of trees, woodland and hedgerows for the environment, visual amenity, and climate change. Additional guidance and advice will support provision and protection of trees in line with national standards and best practice.

7.B Geology, soil, and land contamination

Discussion of the issue

- 7.12 Planning decisions should consider and protect the best and most versatile agricultural land, and be informed by risks associated with land contamination.
- 7.13 The quality of agricultural land in England is classified nationally based on five grades. Most of the existing agricultural land within the Borough is estimated to be Grade 3; that is of “good to moderate” quality, with only a low to moderate likelihood of being the Best and Most Versatile agricultural land.
- 7.14 There is an extensive legacy of former coal mining and industrial development across the Borough. This results in land contamination risks which are primarily linked to mine gasses associated with coal mining, former landfill areas and heavy metals and other contaminants linked to historic industrial practices. The unknown nature of the materials used in landfill sites prior to 1974 (pre-regulations) mean any former site poses potential risks for development if not managed.
- 7.15 Development proposals on brownfield land can be hampered by the potential for contaminants and potential need for remediation. However, bringing brownfield land back into beneficial use and securing the remediation of potential contaminated land are significant benefits for sustainability.
- 7.16 Important geological sites are designated nationally. There are no sites within North Tyneside designated for their geological importance.

How can the Local Plan respond?

- 7.17 The Local Plan should:
 - 1. Protect, enhance, and enable sustainable use of soil resources.**
 - 2. Protect people, biodiversity, and the environment from contamination.**

This will require ensure development proposals are supported by the necessary land investigation and measures to remove or treat any identified contamination risk.

7.C Minerals

Discussion of the issue

- 7.18 North Tyneside is located upon buried resources of coal, with some areas of sand and gravel, and limestone. Minerals must be protected from unnecessary sterilisation through development.
- 7.19 North Tyneside does not have any extraction sites that would contribute to local mineral demand. However, a positive contribution can be made by supporting the ongoing operation of infrastructure associated with the movement and processing of minerals on the River Tyne.

How can the Local Plan respond?

- 7.20 The Local Plan should

- 1. Define Mineral Safeguarding Areas and ensure development does not harm the ability to recover mineral resources, where their protection is required.**
- 2. Safeguard existing, planned, and potential sites for the handling, processing, and distribution of minerals (as required of NPPF paragraph 223).**

This would require safeguarding policies within the Local Plan affecting Howdon Wharf and Whitehill Point Wharf that would ensure that any proposed development that may harm operations at these sites must be fully justified.

8. Healthy, connected and inclusive places



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11 Years: Gap in life expectancy between residents living 72 or 77 years for males and females in parts of Wallsend and North Shields, compared to 83 and 88 years in parts of Whitley Bay.

15 out of 20 wards have a higher than average prevalence of child obesity.

6 hectares of accessible green space per 1,000 residents. Two time more than Natural England's standards

8 Green Flag parks
3 international Blue Flag beaches.

61% - increase in cycling trips in the borough since 2018.

17 Metro Stations and soon to be completed National Rail station at Northumberland Park.

250m – target for all homes to be within 250m of a cycle route.

8.A Strategy for health and wellbeing

Discussion of the issue

- 8.2 In the last two decades, many of the indicators of health and wellbeing have improved significantly in North Tyneside. However, they remain today on average worse than those for England. Health inequalities persist within the borough with significantly different outcomes for residents in different parts of the borough for life expectancy and healthy lives.
- 8.3 This difference in health outcomes reflects differences in residents' income and access to facilities, services and environment's that supports healthy active lifestyles. Planning can play an important role in helping deliver measures that can overcome these spatial inequalities whilst supporting growth and investment that can support the well-being and prosperity of residents.

Healthy food environments

- 8.4 Excess weight is a major factor in poor health in North Tyneside. Regular consumption of unhealthy foods such as cheap process foods and those available from hot food takeaway's, is one of the many issues that can lead to higher levels of excess weight. Concentrations of takeaways and their proximity to schools helps to create unhealthy food environments. As such, controlling the development of new hot food takeaways is one way in which planning policy can help to manage and support the wider health initiatives of the Council.
- 8.5 The current North Tyneside Local Plan includes specific policies that only prevents new hot food takeaways close to secondary schools and in wards with higher levels of childhood obesity.
- 8.6 The availability of affordable fresh produce from local shops is also important. Ensuring residents are able to access a range of food stores is important for sustainability and providing opportunities to make healthy food choices.

Active lifestyles

- 8.7 Having places to exercise, go for a walk or a run and having opportunities to access places of work and other activities within a reasonable distance via safe and attractive routes are vital for the overall sustainability of development. Such environments are also crucial to enabling residents to live active and healthy lifestyles. Developers and employers can play an important role in enabling residents and employees to move more, walk and cycle.
- 8.8 In North Tyneside, 99.3% of total households are located within 300 metres of accessible open space. As the population is projected to grow, the provision of open space and recreational facilities must be effectively managed to ensure that spaces are accessible and of a high quality. As the proportion of older people in North Tyneside continues to grow, the benefits of active lifestyles in supporting healthy weights and mobility of residents can become even more significant.

New development and accessible homes

- 8.9 As new development will be needed to accommodate the borough's growing population, opportunities should be sought for developments to promote physical activity and social amenity.
- 8.10 The provision of suitable homes that respond to the needs of a growing elderly population are also of key importance. As people live for longer, sometimes in poorer health the risk of trips and falls in the home and need for mobility aides increases.
- 8.11 Current building regulations require all new homes to meet minimum standards for those with increased mobility needs. The current Local Plan implements optional building regulations that secure enhanced standards for accessible, adaptable and wheelchair accessible homes. The Local Plan also applies minimum national space standards.
- 8.12 In 2022, a government consultation considered raising accessibility standards for all homes through building regulations. Those changes have not yet been implemented.

How can the Local Plan Respond

- 8.13 To ensure growth and development supports improvement in the health and wellbeing of residents, the Local Plan will:

- 1. Support development that creates well-designed, safe places for walking, cycling and wheeling and that ensures good access to attractive and safe areas of green and open space.**

This can be further encouraged with integration of travel plans and other active travel initiatives supported by the Council and working with employers and developers.

- 2. Support existing, and seek new health facilities, recreation, and built and outdoor sports provision where necessary, to maintain access to and meet needs arising from growth.**
- 3. Continue to manage new hot food takeaways in proximity to secondary schools and ward-based childhood obesity.**
- 4. Continue to ensure new housing development is as accessible as possible for mobility impaired and disabled residents and that every new home meets minimum standards for space.**

8.B Traffic, commuting and public transport

- 8.14 National planning policy promotes a vision led approach to transport planning based on achieving well-designed, sustainable and popular places. Transport solutions should be focused on delivering the vision as opposed to predicting future demand to provide capacity. This places greater emphasis on the benefits for place making, health and sustainability that can be achieved through prioritising accessibility, public transport, walking, cycling and wheeling.
- 8.15 The North East Local Transport Plan⁷ and the North Tyneside Transport Strategy⁸ form the basis of a transport vision for North Tyneside, underpinned by five key principles:
- Reduce carbon emissions from transport.
 - Improve health outcomes.
 - Support inclusive economic growth.
 - Improve connectivity.
 - Manage demand and enable smart choices for all.

Public transport connections in North Tyneside

- 8.16 North Tyneside benefits from a network of regular bus routes and 17 stations on the Tyne and Wear Metro. The Metro connects North Tyneside to Newcastle city centre, wider Tyne and Wear conurbation and national rail services at Newcastle Central Station. On the new Northumberland Line, the soon to be completed Northumberland Park station, will also connect to Central Station and stations in southeast Northumberland. The Port of Tyne ferry and cruise ship terminal at North Shields and Newcastle International Airport provide international connections.

Road network

- 8.17 The A1 and A19 are key routes that provide direct access for residents and businesses to the national road network. The A1058 Coast Road between Newcastle City Centre and the coast and A189 Spine Road

⁷ North East Local Transport Plan, 'A green, integrated regional transport network that works for all', North East Combined Authority, 2025

⁸ Transport Strategy 'Moving to a green, healthy, dynamic and thriving North Tyneside', North Tyneside Council

connecting Newcastle through the north west of the Borough with south east Northumberland are important regional routes.

Walking, cycling and wheeling

- 8.18 The Borough is crossed by a network of strategic and local cycle routes that are being progressively expanded and improved by the Council. The historic Wagonways network provides attractive traffic-free paths that help create a large network off road walking, cycling and wheeling routes. Three routes on the National Cycle Network (NCN routes 1, 10 and 72) pass through the Borough, using part of the Wagonways network.

Managing growth and investment in infrastructure

- 8.19 Elements of the Borough's road network experiences congestion with some key pinch points for the Borough including Sandy Lane and its junction with the A189. The Moor Farm and Seaton Burn roundabouts to the north of the Borough are key junctions for the A19, A189 and A1. Investment in these junctions is recognised as a key priority for the north east to help unlock growth.
- 8.20 To inform decision making around the most sustainable locations for growth and the needs for new infrastructure to support new development, the new Local Plan will require a transport assessment. This will include be developed in partnership with the North of Tyne Combined Authority, public transport providers and National Highways.

How can the Local Plan respond?

- 8.21 The emerging Local Plan will have a critical role in strategically considering future development proposals and should be based upon:

1. A vision led approach that prioritises reductions in carbon emissions, improved health outcomes, and improved use of technology to better integrate modes of travel.

The vision will align with the North East Local Transport Plan and the North Tyneside Transport Strategy and guide identification of new development in the most sustainable locations across the borough.

2. Require improvements to road and transport infrastructure as part of growth and new development to mitigate severe impacts and ensure the safety and well-being of everyone.

Guidance and advice such as that provide by National Highways and Active Travel England will inform delivery.

3. Ensure new development provides easily accessible cycling, walking, wheeling and public transport options as an integral part of the location and design of proposals.

This approach will seek to address congestion, carbon emissions and air pollution and improve health outcomes. The Council aim is that everyone is within 250m of a cycle route, whilst national policy targets 50% of trips to be via walking and cycling by 2030⁹.

4. Identify and continue to safeguard land that would enable major transport infrastructure improvements.

This includes potential extension of the Tyne and Wear Metro at the 'A19 / Cobalt Corridor' between Northumberland Park and Percy Main, and connections between the East Coast Main Line, metro and Northumberland Line at Benton.

⁹ 2nd National Walking and Cycling Investment Strategy, Department for Transport and Active Travel England, March 2023

8.C Noise and Air Quality

Discussion of the Issue

- 8.23 Protection from potentially harmful effects of noise and air quality are factors crucial to an attractive environment and the health and wellbeing of residents. North Tyneside maintains a good level of air quality well below the UK air quality objectives and there are no requirements for enhanced measures like Air Quality Management Areas or Clean Air Zones. However, there are sources of air and noise pollution that require management. This includes impacts arising from transportation, construction, household fireplaces and wood burning stoves and some industrial processes.

Transportation

- 8.24 Road traffic is one of the most common causes of noise and air pollution. Traffic on major routes like the A1058 Coast Road can result in localised pollutants. For rail transport, most services on the East Coast Mainline and the Tyne and Wear Metro are electric, but the Northumberland Line's new vehicles are diesel. Air quality monitoring stations are in place along key routes whilst new vehicle technology, such as hybrid and electric engines, are helping to further improve air quality.
- 8.25 Part of the north west of the Borough is exposed to observable levels of aircraft noise related to Newcastle International Airport. Whilst newer aircraft are quieter and more efficient, future growth in the number of flights has potential to increase levels of both noise and air pollution.

Construction, industry and housing

- 8.26 New development and construction can create impacts from noisy vehicles and dust generation. Within residential areas, popular wood burning stoves are a source of airborne fine particulate matter known as PM2.5. There is no known safe level of exposure to fine particulate matter that can cause adverse health effects, especially for elderly people and people with respiratory illnesses.
- 8.27 In some locations, noise and air pollution may be generated from industrial sources that can cause disturbance for nearby residents.

Larger industry processes are also regulated by the local authority and the Environment Agency.

How can the Local Plan respond?

8.28 The current Local Plan includes policies to manage potential impacts of noise and air quality that remain important, and the emerging Plan should:

1. Allocate sites to ensure the compatibility of adjacent land uses.

This will ensure there are no significant adverse impacts on health and quality of life from noise and air pollution.

2. Integrate walking, cycling and public transport to minimise traffic related noise and air pollution and monitor air quality for major developments.

3. Understand the cumulative impact of noise and air pollution from proposed and existing development.

4. Consider the role of strategic planting of appropriate species within green infrastructure that can trap and remove air pollutants.

5. In areas where localised air pollution is identified consider removing permitted development rights from new homes to restrict the installation of flues.

8.D Community infrastructure

Discussion of the issue

- 8.29 Community facilities provide for the health and wellbeing, social and educational needs of all members of the community. This can include schools, health facilities, libraries as well as playing pitches and indoor sports. There is also a wide range of buildings and facilities from community centres to places of worship and local shops. All these buildings have an important role for residents and help support the economy, providing locations for the local businesses delivering activities and events.

Libraries, customer first centres and other community buildings

- 8.30 There are community facilities including Customer First Centres providing a range of services for communities including Libraries within North Tyneside's four main town centres. A range of other services and facilities also exist within town centres crucial to their local communities. As the role of town centres continues to change it is important their role for local communities is sustained.
- 8.31 Other community buildings exist across the Borough and in local and district centres that are important for residents. As part of growth, ensuring new development provides residents with the ability to access locations that can provide places to meet and participate in activities is an integral part of the creation of sustainable communities.

Schools

- 8.32 North Tyneside's school system includes a three-tier planning area to the north east comprised of first, middle and high schools, whilst the rest of the borough is a two-tier primary and secondary school system. The Borough has a reputation for good schools with overall high levels of attainment of pupils. A strategic education review is currently underway to ensure school provision in the Borough enables all children and young people, including those with additional needs, to achieve their potential.

- 8.33 In addition, school buildings play a vital role for the communities they serve; help bring residents together and form important locations for a range of community-based activities.
- 8.34 The capacity and location of schools across the Borough must be understood to support growth and new development. The Borough's total population is expected to grow but current birth rates and forecast population change suggest the number of school age children in North Tyneside will continue to fall. However, the Authority continually monitors pupil forecasts to manage and respond to change. Further work will be needed to understand the effects of housing growth on the number and location of pupils across the Borough so the Council can address local capacity issues where they occur.

Health facilities

- 8.35 In addition to supporting a healthy and active environment to support the health of residents, planning can support the NHS and GP practices where they look to deliver new or relocated services to manage growth. The Council works closely with colleagues in the NHS to ensure any Plans for service provision can be supported and aligned with potential areas of growth. The development of the Hadrian Health Centre in Wallsend, funded in part through contributions secured from development in the area reflects such a partnership.

Playing pitches

- 8.36 The 2025 Playing Pitch Strategy has assessed the scale and provision of pitches in the Borough to meet current and forecast demand. Whilst growth increases demand, higher participation rates are also driving demand for pitches. For example, the study has found increased football participation with the number of organised teams growing by 127 between 2021 and 2024. Recent investment in creating a new sports-hub in Wallsend with floodlit artificial grass pitches indicate some of the improvements that can be made to increase capacity of existing spaces.

Assets of Community Value

- 8.37 Assets of Community Value (ACVs) are a specific designation, separate to the planning system that apply additional protection to buildings or land that are of social interest to the community. There are currently four registered ACVs in the Borough.
- 8.38 The current Local Plan protects ACVs from unnecessary loss or change of use by ensuring decision making regarding land uses and development, align with the protections in place for Assets of Community Value.

How can the Local Plan respond?

- 8.39 The Local Plan will include policies that ensure any development within the Borough responds positively to the current and future population's ability to access the range of community facilities they need. The Local Plan should:

- 1. Manage development to ensure that a community's ability to meet its day-to-day needs are sustained.**
- 2. Ensure appropriate provision of new infrastructure and improvements to existing facilities.**

This would ensure appropriate provision to meet increased or changing demand for schools, health, playing pitches and other community activities.

8.E Green and open space

- 8.40 North Tyneside has a diverse mix of green spaces that help to define the character and quality of the environment in the area and are important areas that provide opportunities for nature recovery. This includes large areas such as the Rising Sun Country Park, beaches, and green corridors as well as the Borough's parks and local nature reserves. Many other amenity green spaces, allotments, play areas and multi-use games areas are important to communities and have specific measures to ensure adequate levels of provision.
- 8.41 The latest assessment of green space in North Tyneside indicates there are over 1,000 hectares of accessible green space in the Borough, equivalent to more than 6ha for every 1,000 residents. This is more than double Natural England's minimum 3ha per 1,000 residents. Over 99% of existing homes in North Tyneside have access to an area of accessible green space within 300m, 92% are accessible to an equipped play area and 81% are accessible to parks.
- 8.42 It is important that this level of access is retained whilst identifying opportunities to improve the quality and accessibility of residents to parks and other spaces are explored. The current Local Plan sets out to ensure new developments does not harm current provision and accessibility to green spaces.

How can the plan respond?

1. Continue the current Local Plan's approach to protection and enhancement of open space and green infrastructure.

This reflects green infrastructure's role in supporting health and well-being, supporting climate change adaptation and enhancing biodiversity.

2. Ensure existing levels of access to accessible green spaces are retained, and support proposals that help improve access.

3. Ensure new development of homes provide access to sufficient areas of green space, areas for play and other facilities such as playing pitches.

Where this may require provision of new green spaces, sports provision of playing provision ensure this meets the minimum requirements as defined through the Council's Green Space Strategy.

- 4. Ensure development makes appropriate developer contributions to enable enhancements to existing green spaces so they can accommodate the potential increased demands arising from growth.**

8.F Infrastructure delivery and funding

8.43 Whilst new development will often incorporate the delivery of infrastructure there may also be a need for improvements to existing facilities or services, or creation of something new. To help address this need the planning system allows for financial contributions from new development via two key mechanisms:

- Planning obligations, often also referred to as section 106 agreements these are specific contributions from planning applications designed to respond to the direct infrastructure requirements or other impacts arising from a development.
- Community Infrastructure Levy, this is a mandatory charge applied per square metre of development. Funds secured through the Levy can be used to support a wider range of infrastructure needs that arise to support growth of the area.

8.44 North Tyneside adopted its Community Infrastructure Levy in 2019 and makes use of both s106 and CIL to ensure investment in local infrastructure can be secured as part of the development process. The current range of infrastructure that the Council considers appropriate to support through CIL funding includes infrastructure items such as:

- Health facilities.
- Community Facilities.
- Primary and secondary schools.
- Strategic highway improvements.
- Sustainable public transport connections.
- Walking, wheeling and cycling connections.

8.45 Evidence regarding the specific infrastructure needs of this emerging Local Plan will be developed as the wider evidence understanding of location for development are established. An Infrastructure Delivery Plan that discusses the potential requirements and sets out a schedule for the delivery and funding of infrastructure will also be prepared.

North Tyneside Council

Planning Policy

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