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North Tyneside Local Plan Five Year Review 2022

Summary Report

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1 Background and purpose of the review

All Local Planning Authorities are legally required to undertake a review of their Local Plans to assess whether they need updating at least once every five years. Local Plans should then be updated as necessary. The North Tyneside Local Plan was adopted in July 2017 and a review therefore needs to be completed.

The National Planning Policy Framework (NPPF) sets out the requirements for the review:

Paragraph 33: Policies in Local Plan and spatial development strategies should be reviewed to assess whether they need updating at least once every five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

Planning Practice Guidance provides advice on what authorities can consider when reviewing a plan. In addition, the Planning Advisory Service has published the Local Plan Route Mapper guidance to assist Local Planning Authorities (LPAs) in undertaking plan reviews.

North Tyneside Council (the Council) has undertaken an assessment of its Local Plan, in accordance with the above national policy, guidance and legislation, to establish whether any part of the Local Plan should be considered out of date and in need of updating through a full or partial Local Plan review.

2 Assessing the Local Plan

In determining whether a Local Plan needs to be updated there are several matters to be considered:

- The latest national guidance and legislative requirements for Local Plan review.
- Changes in national planning policy.
- Evidence of monitoring and implementation of policies, including the delivery of homes, employment land and retail needs.
- Any key findings or conclusions arising from new and updated evidence informing the Local Plan.
- Consider North Tyneside's planning appeals performance and whether this suggests specific policies need to be reviewed where appeals are being lost.
- Understand any new social, environmental or economic priorities that may have arisen.
- Consider cross-boundary issues with neighbouring authorities and other strategic priorities.

In order to demonstrate a consistent assessment of the Local Plan policies as a whole, an assessment of each policy is provided at Appendix 1 to this Summary Document.

This policy assessment, considers in particular:

- The intended role of each Local Plan policy
- The current national planning policy context for the policy
- Notes on the implementation and monitoring of the policy. This includes noting where new evidence may have led to an updated understanding of the matter or issue that the adopted policy seeks to address.
- A statement on whether the policy remains generally up to date and consistent with national policy.

Outside of these changes, it is noted that the national framework for planning is currently under review. The progression of the Levelling Up and Regeneration Bill through parliament may have consequences in the future for the status of the North Tyneside Local Plan. However, for this review the Authority has assessed the status of the Local Plan against the current policy and legislative framework.

3 National Context

The North Tyneside Local Plan was prepared in compliance with the National Planning Policy Framework (NPPF) 2012. Since adoption of the Local Plan there have been three updates to NPPF with the latest version of the framework published in July 2021. Consequently, the Council has reviewed each of the adopted Local Plan policies with reference to the National Planning Policy Framework, 2021.

Account has also been given to any changes in legislation or orders where these may have an effect on the implementation of policy.

The full assessment can be referred to at Appendix 1 of this document.

The Council's overall assessment is that whilst there are a range of changes in NPPF and other aspects of the Planning System, that the existing Local Plan does not fully reflect, the adopted policy approach of the Local Plan continues to comply with national policy. Notable changes include:

- Presumption in favour of sustainable development

The Local Plan sets out a specific model policy, DM1.3 Presumption in Favour of Sustainable Development, to ensure the presumption in favour of sustainable development is applied in North Tyneside. The NPPF 2021 provides clear guidance about this and local policy to ensure its implementation is not required. However, the role of the policy aligns with the principles of NPPF and does not give rise to a serious conflict or omission that would require review.

- Planning use class order

Since adoption of the Local Plan the government have substantially revised the Planning Use Class Order. This means a number of policies within the Local Plan refer to classes that no longer exist. Whilst this means some elements of the Local Plan are no longer as clear as originally intended, the role and purpose of those policies in managing development remains appropriate and up to date.

- Housing requirements

Since adoption of the Local Plan government have formally implemented a standard method for calculating Local Housing Need. North Tyneside's Local Plan housing requirement was arrived at through a local assessment of population and household projections and economic growth and therefore was not prepared using the latest standard methodology. The latest standard method calculation indicates the Borough's Local Housing Need is approximately 800 dwellings per annum. The total annual average housing requirement for North Tyneside is 790 dwellings per annum, with a stepped requirement that ranges from 554 dwellings per annum to 938 dwellings per annum. As such, the overall annual average requirement is broadly aligned with the current standard method.

- Affordable housing

National policy regarding the provision of affordable housing, and promotion of affordable home ownership tenures has evolved since adoption of the Local Plan. This includes requiring 10% of affordable homes to be First Homes, and initiatives such as Entry Level exception sites. For the North Tyneside Local Plan, the existing affordable housing policy outlines an overall requirement based upon

securing affordable homes in accordance with the latest evidence of needs, in a manner flexible enough to support housing delivery. This policy approach is consequently flexible enough to implement latest government initiatives without the need for plan review.

- The Environment Act 2021

The Environment Act introduces new requirements regarding biodiversity net gain upon planning applications for development that exceed the existing Local Plan. The mandatory requirement for a 10% biodiversity net gain that will come into effect in 2023 is assessed as working in tandem with the Local Plan requirement for development to incorporate net gains for biodiversity. The need for further planning advice in the form of a specific supplementary planning document will be considered by the Council in due course and as further guidance and regulations on the matter are prepared. Potential consequential implications of such requirements upon deliverability and the appropriateness of the overall Local Plan strategy will be considered in future years.

- Design

Latest NPPF has increased its emphasis upon good design introduced a specific requirement for tree lined streets as a part of new development whilst government have published a National Design Guide and National Model Design Code. The existing Local Plan, whilst not prepared with this policy requirement specifically in mind can be applied appropriately alongside these new national policy requirements. Potential consequential implications of such requirements upon deliverability will be considered in future years.

4 Local Context

Beyond the changes to national policy and legislation, plan review should take account of key shifts in local or regional policy priorities, notable changes in the potential future growth of the area and possible implications of any planned major infrastructure programmes.

For the North Tyneside Local Plan the following matters have been considered:

- Climate Change Emergency

In 2019 North Tyneside Council declared a climate emergency and has passed a resolution committing the Borough to a zero-carbon target by 2030, in advance of the government's national targets. The North Tyneside Local Plan was prepared in advance of the declaration of a Climate Change Emergency. The existing Local Plan sets out clear advice regarding promotion of sustainable development and establishes tackling climate change as a key objective for the Borough. The overall thrust of the Local Plan therefore, is supportive of the goals of the Climate Change Emergency.

- Northumberland Line

The proposed Northumberland Line project, that would deliver new passenger rail services from South East Northumberland to Newcastle Central Station, has progressed significantly since adoption of the Local Plan. Proposals have now confirmed a platform on the new line at Northumberland Park providing an interchange with the Tyne and Wear metro in North Tyneside and additional capacity for train services to Newcastle city centre and to new employment opportunities in Northumberland. The increased accessibility afforded by the Northumberland Line is expected to increase investment in the area. At this time, despite the additional potential for growth the Authority has no evidence that would indicate the scale of change in North Tyneside for housing and employment growth could not be accommodated within the existing strategy for the Borough as defined in the North Tyneside Local Plan.

- Town centre and area-based regeneration

North Tyneside Council working particularly with the North of Tyne Combined Authority and Homes England is working on the delivery of a number of key regeneration initiatives. This includes substantial investment in key employment sites across the Borough such as Indigo Park, and ongoing projects to sites across the River Tyne North Bank, building upon the unique opportunities the commercial riverside provides. Meanwhile, town centre developments at Whitley Bay, North Shields, the Fish Quay and Wallsend are each seeking to bring about growth and investment. Work is also commencing on projects for the north-west of the Borough.

Overall, the delivery of these regeneration initiatives is helping drive growth and improve the image of the Borough in keeping with the framework outlined within the current Local Plan.

5 Development Monitoring Report

The Council publishes its Authority Monitoring Report (AMR), Strategic Housing Land Availability Assessment (SHLAA) and Five-Year Land Supply statement on an annual basis. These documents provide regular monitoring of the Local Plan policies and assesses their performance and delivery against a set of indicators. AMRs have been published for the North Tyneside Local Plan each year since its adoption with the most recent updates published online in early 2022.

6 The duty to co-operate

North Tyneside forms part of the North of Tyne Combined Authority comprising Northumberland County Council, Newcastle City Council and North Tyneside Council. It also participates in joint working with the wider North East authorities of South Tyneside, Gateshead, Sunderland and County Durham. These groupings form the overarching structure within which the duty to co-operate is exercised in the North East.

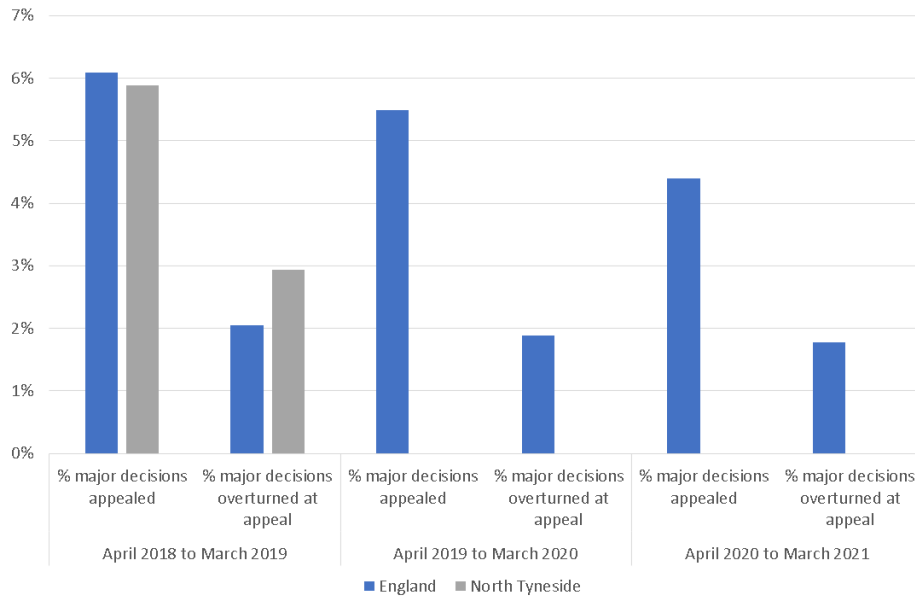
Planning Policy Duty to Co-operate (DtC) meetings involving North of Tyne authorities plus Gateshead are held on a quarterly basis with the most recent Duty to Co-operate meeting held on the 5th May 2022. Additionally, a North East Heads of Planning meeting is held regularly where key planning issues and joint working opportunities are discussed. The proposals for Local Plan review at North Tyneside have been discussed at through the DtC process and regard has been given to Plan status, key proposals and planning issues in the Authority's neighbouring North Tyneside.

The Authority also maintains ongoing working relationships with other key stakeholders including Environment Agency, Natural England, Historic England, Nation Highways and Homes England; and key service providers such as Northumbrian Water, National Grid and Northern Power.

7 Appeals performance

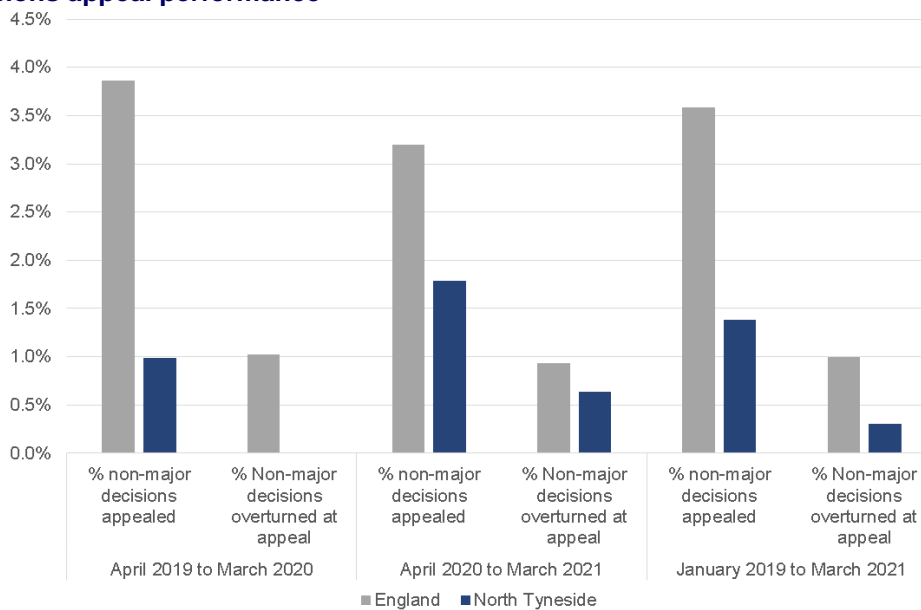
The Council has reviewed planning appeal decisions between April 2018 and March 2021, based on data available through the Planning Performance Live Tables P152a for a record of major decisions and P154 for non-major decisions. The analysis indicates that for both major and non-major decisions, fewer applications are subject to appeal than the proportion for England as a whole, whilst a lower proportion of appeal decisions in North Tyneside overturn the original decision of the Council.

Major decisions appeal performance



Planning Live Tables P152a, DLUHC

Non-major decisions appeal performance



Planning Live Tables 154, DLUHC

Whilst a relatively small proportion of appeals against decisions in North Tyneside are appealed, the nature of the decisions received and range of issues addressed, does not point to any specific policy or implementation issues regarding effectiveness of Local Plan policy.

8 Summary and conclusions

An assessment of each policy is set out at Appendix 1 of this summary report into the North Tyneside Five Year Review. The following outlines the summary findings in relation to each section of the adopted Plan.

Spatial Strategy

The Local Plan's approach to providing a spatial strategy, including the Green Belt and Local Green Space, and provision of policy regarding Health and Well Being remain in keeping with National Policy. Presently the Spatial Strategy remains fit for purpose, but the continued robustness of the spatial strategy will be dependent upon securing delivery of existing allocated sites for housing and employment.

Economy

The Local Plan allocated 150ha of employment land – the equivalent of enabling take up of 10ha per year. Actual take up has fallen substantially below this annual rate over the first five years of the Plan. This has been over a period of substantial economic uncertainty due to Brexit and the Covid-19 pandemic. National Policy is clear a strategy for growth sectors and a range of land to enable investment and respond flexibly to economic circumstances should be provided. Presently the Local Plan strategy and range of sites identified is considered to remain up to date. Key strategic corridors including the River Tyne North Bank and the A19(T) remain an important focus for investment and regeneration initiatives to drive business growth and investment. However, further evidence to update the ELR is being prepared that will add further understanding of the suitability of the current strategy.

Retail and town centres

The Local Plan identifies a town, district and local centre hierarchy and provides for expansion of retail provision at Northumberland Park, Wallsend, Longbenton, Tynemouth, Murton Gap and Killingworth Moor. Key developments have taken place at Northumberland Park, providing a major extension of retail facilities in the Borough, and Wallsend. The overarching strategy for the Borough's town centres has been to provide a flexible approach to change as the retail and town centre environment faces growing challenges from on-line and out of town shopping. Review of the current Local Plan suggests policy continues to provide a suitable framework for other strategies and plans of the Council to support investment and regeneration.

Housing

The Local Plan provides an annual average of 790 dwellings per year but set out a stepped requirement that increased from 551 homes per year between 2011/12 to 2015/16 to 938 homes per year from 2021/22. The latest calculation of housing needs based on the national Standard Methodology indicates a Local Housing Need of 800 homes per year. To date the Authority has continued to pass the Housing Delivery Test. However, the delay in commencing development at Murton Gap and Killingworth Moor and the effects of economic uncertainty upon housing supply have meant that the Borough now does not have a five-year land supply.

National Planning Policy is clear that where there is no five-year land supply the policies in a Local Plan related to housing development are out of date and the principle of sustainable development comes in to force. Current guidance is clear that despite this, other policy of the Local Plan remains relevant and key considerations such as protection of Green Belt retain significant weight in planning decisions. However, in relation to housing supply the Local Plan is not up to date.

Natural Environment

Policies for the natural environment focus upon the benefits and role of green infrastructure – including for health and well-being as well as biodiversity. Policies also give specific provision for the protection of designated assets that remain broadly in accordance with national policy. Some of the latest legislative developments including the Environment Act will influence how Local Plan policy for the natural environment are prepared in future. However, at this time the current suite of policies reflect

considerations including securing a net gain in biodiversity and consequently still provide a suitable and up to date policy framework.

Built and Historic Environment

Policies for the built and historic environment relate to matters of design and layout as well as the consideration of the significance of designated and non-designated heritage assets. There have been developments in national policy and guidance in relation to the National Design Code and preparation of Local Design Codes. However, the current policy framework would not prevent the expansion of the Council's supporting evidence and guidance regarding design and such documents would support implementation of the existing policy. Further development includes provision for street trees as part of development. Whilst the current Local Plan does not reflect this requirement the policy approach does not give rise to any conflict that would render the Local Plan policy out-of-date.

Infrastructure

Policy in this section sets out how the Council will secure developer contributions, how key matters regarding transport provision would be considered for development and key infrastructure projects, including the Northumberland Line (formerly Ashington, Blyth and Tyne), creation of a new Cobalt metro link from Percy Main to Northumberland Park and various other enhancements to the Borough's infrastructure. These projects are currently being progressed or remain key aspirations for the Council and wider region. There are no substantial new infrastructure schemes that would require inclusion in the Local Plan to enable their delivery and broadly policy in this section remains up to date.

Area Specific Strategies

The Local Plan sets out specific proposals for areas of potential regeneration focus for the coast, Wallsend, North Shields and the north-west villages. These overarching, area-based frameworks, continue to provide a robust basis upon which some of the Council's key regeneration priorities can be developed and expanded.

Status of the North Tyneside Local Plan

Five years after its adoption and following a range of developments at national and local level, the Council consider that at this time the adopted North Tyneside Local Plan continues to provide an effective strategy for the management of growth and development in the Borough. The Local Plan sets out a strategy for growth that continues to be an ambitious target for meeting the needs and potential of North Tyneside. It outlines an effective framework for development of a suite of housing, employment and retail sites that are capable of meeting the Borough's needs for growth.

As such, the Council concludes that its Local Plan remains a sound Local Plan and does not propose to undertake further work to update its Local Plan at this time. The Council remains focused upon implementation to support delivery of the North Tyneside Local Plan's objectives.

DRAFT : Local Plan Five Year Review, 2022

Appendix 1 Policy Assessment

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
1. Strategy for the sustainable development of the Borough				
S1.1 Spatial Strategy for Sustainable Development	<p>Set strategy for spatial distribution of employment, housing, retail and leisure, tourist and cultural facilities.</p> <p>Aims relate to minimising need to travel, delivery of infrastructure, responding to climate change.</p> <p>Effect of policy directs development to the urban area, town centres and locations well served by infrastructure to enable sustainable development.</p>	<p>Paragraph 20 establishes strategic policies should set overall strategy for pattern, scale and design quality of places and make sufficient provision for:</p> <ul style="list-style-type: none"> a) Housing, employment, retail, leisure, other commercial. b) Infrastructure (range of items) c) Community facilities. d) Conservation and enhancement of natural, built historic environment, and measures to address climate change mitigation and adaptation. 	<p>Policy S1.1 is primarily implemented through subsequent policy of the Local Plan including allocations, other specific proposals and development management policy.</p> <p>Overall the policy effectively guided the wider approach of the Local Plan.</p> <p>As a core strategic policy the spatial strategy proposed has generally been followed.</p> <p>There have been no substantial departures from the spatial strategy set out.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>
S1.2 Spatial Strategy for Health and Well-being	<p>To maintain and improve health and well-being of communities.</p> <p>Key actions include:</p> <ul style="list-style-type: none"> • Working in partnership with health authorities. • Requiring development to contribute to an age friendly, health and equitable living environment. Wide ranging measures identified including safeguarding residential amenity, access to health facilities, access to green spaces, sports, play and recreation, promotion of 	<p>Paragraph 20</p> <p>c) Provision of community facilities (such as health, education and cultural infrastructure).</p> <p>Chapter 8 – Promoting healthy and safe communities</p> <p>Paragraph 92 refers to applying principles of good design to encourage pedestrians and cycling, active street frontages, create places that are safe and accessible and that enable healthy lifestyles such as through</p>	<p>Policy S1.2 is a strategic policy that sets out the health and well-being principles for a range of Local Plan proposals and development management policy.</p> <p>Overall the policy has been applied effectively – particularly in relation to measures such as control of unhealthy food outlets.</p> <p>Measurable outcomes does not suggest substantial improvement in healthy weight of residents at this time.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
	allotments and controlling unhealth eating outlets.	provision of green infrastructure, sports facilities, local shops, access to healthier food, allotments and encourage walking and cycling.		
DM1.3 Presumption in Favour of Sustainable Development	The policy embeds the principle that the Authority will apply the presumption in favour of sustainable development. This means where policy of the development plan is silent or out of date relevant consideration will be given to policy of the NPPF but otherwise development would be permitted without delay.	Paragraph 11 establishes the presumption should be embedded in decision making and should be the basis upon which development plans are drafted. The paragraph sets out the circumstances in which a policy may be out of date and therefore applications should be granted permission unless in conflict with policies of the NPPF. Paragraph 12 to 14 go on to define the application of the presumption in favour of sustainable development.	A positive approach to decision making lies at the heart of the approach in North Tyneside and in general this has been applied whilst basing decisions upon the up to date policy of the Local Plan. Inclusion of this policy was considered to be a requirement at the time of preparation of the Local Plan. In relation to the current Local Plan the policy can be viewed in large part as a duplication of national policy and is not in itself required to establish when and how the presumption in favour of sustainable development would be applied in North Tyneside.	The policy in effect remains up to date in that it does not conflict with national policy. However, a view could be taken that given NPPF is clear on application of the presumption, this policy is no longer required to secure its implementation in North Tyneside.
S1.4 General Development Principles	This strategic policy establishes general principles and key objectives for decision making. Key aims include: Mitigation of likely effects of climate change. Acceptable in terms of impact upon amenity. Make effective and efficient use of land.	The policy touches on a wide range of policy sections but most notably further expands upon the provisions of Paragraph 20 from the perspective of decision making – whilst Policy S1.1 addresses the issue from the perspective of spatial strategy.	Policy S1.4 is primarily implemented through subsequent policy of the Local Plan including allocations, other specific proposals and development management policy. Overall the policy effectively guides the wider approach of the Local Plan. As a core strategic policy the development principles proposed have generally been followed.	The policy remains broadly up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
	<p>Have regard to and address impacts upon heritage assets, built and natural environment.</p> <p>Make best use of facilities and infrastructure.</p>		<p>There have been no substantial departures from the principles set out.</p>	
S1.5 The Green Belt	<p>The policy defines the green belt in North Tyneside as set out in the Policies Map in relation to its role in:</p> <ul style="list-style-type: none"> • Checking unrestricted sprawl of the urban area. • Preventing settlements from merging. • Maintaining character of villages. • Assisting the regeneration of older parts of the borough. • Safeguarding the openness of countryside. 	<p>Chapter 13 set national policy regarding the green belt.</p> <p>Paragraph 138 defines the five purposes of the green belt.</p> <p>Paragraph 142 and 143 defines the matters to be considered when drawing up or reviewing green belt boundaries.</p>	<p>Green Belt policy in North Tyneside is successfully implemented.</p> <p>The general extent and character of the green belt remains unchanged and no major planning applications for encroachment into the green belt have been received.</p> <p>The role of the green belt as currently defined remains effective. Review would only be necessary if it became clear the development needs of the Borough could not be met from other sources. At this time there is no evidence that this is the case.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>
DM1.6 Positive uses within the Green Belt	<p>The policy defines how development that would be appropriate in the Green Belt should be assessed.</p> <p>It seeks to provide a positive framework for development that would enhance enjoyment of the Green Belt and its beneficial use for biodiversity.</p>	<p>Paragraph 144 in particular outlines that once green belt boundaries are established, LPAs should plan positively to enhance their beneficial use.</p>		

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
S1.7 Safeguarded Land	To maintain areas of land that are not designated as Green Belt but also not available for development during the Plan period.	Paragraph 143 establishes that when defining Green Belt boundaries, plans should “make clear that the safeguarded land is not allocated for development at the present time.”	<p>No applications for substantial development have been received on safeguarded land.</p> <p>The extent and role of Safeguarded Land in the Borough remains as set out at adoption of the Local Plan.</p> <p>The policy wording is such that the safeguarded land is based on land not being required for development within this local plan period. Potential shortfalls in housing development could impact this assessment.</p>	The Local Plan policy remains up to date and consistent with national policy.
DM1.8 Development within the Safeguarded Land	To define development management considerations for applications with the safeguarded land.	Paragraph 143 sets out that development should only be permitted for permanent development of safeguarded land following an up-date to the plan that proposes such development.	No substantial permanent development has been proposed on safeguarded land since adoption of the Local Plan.	The policy in establishing circumstance where development may be acceptable, potentially sets a more permissive approach than NPPF. Nevertheless the policy does not fundamentally conflict with national policy, remains up to date and is effective in management applications for such locations.
AS1.9 Local Green Space at Killingworth Open Break	Defines a specific area of Local Green Space within and adjacent to Killingworth Village conservation area protected from development as per Green Belt.	<p>Paragraph 101 to 103</p> <p>Set out the capacity for Local Plans to designate Local Green Space as part of a plan making process. It defines the policies for management development in Local Green Space should be</p>	<p>The Local Green Space has continued to safeguard a key area important to the setting of Killingworth Village.</p> <p>Planning applications for development of homes within this area have been submitted and currently being considered.</p>	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
		consistent with those for Green Belt.		
S1.10 Supporting Neighbourhood Planning	The policy outlines the Council's commitment to support groups interested in preparation of neighbourhood plans.	Various sections throughout NPPF highlight the role and value of community based planning in preparation of Neighbourhood Plans. The Plans remain an important component of the plan making framework at this time with a statutory role for Local Planning Authorities in supporting their preparation.	There are no constituted neighbourhood plan forums in North Tyneside. Resident's groups have sought advice and guidance about Neighbourhood Plan making and have received support from the Local Planning Authority. However, to date none have progressed substantially.	The Local Plan policy remains up to date and consistent with national policy.
2. Economy				
S2.1 Economic Growth Strategy	The policy sets out a wide ranging framework to guide economic growth and development in North Tyneside. This includes supporting the Borough's town centres and tourism, advanced engineering across a range of sectors, office and business investment and logistics.	Chapter 6 and Paragraph 82 in particular of the NPPF highlights that planning policies should include a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.	The strategy identified within policy S2.1 defines a long term approach to the Borough's growth and development. Whilst developments such as Brexit and the covid-19 pandemic have greatly influenced the economy and growth, the key sectors and priorities identified remain largely relevant and important areas for growth and investment in North Tyneside. The Council working with its partners and the North of Tyne combined Authority continues to develop strategies and programmes for regeneration that align with the strategy defined in the S2.1.	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
S2.2 Provision of Land for Employment Development	The policy identifies the provision of 150ha of available employment land and allocation of employment across 31 sites, including 6 strategic sites that provide in excess of 10ha of available land.	<p>NPPF paragraph 82 confirms that Local Plan policies should identify strategic sites for local and inward investment that align with the areas economic vision and strategy. The NPPF further establishes that the provision of employment land should be flexible enough to respond to unexpected demands and respond rapidly to changes in economic circumstances.</p> <p>Meanwhile section 11 Making effective use of land establishes at paragraph 122 establishes that if evidence indicates sites are not coming forward for development, applications for alternative uses should be supported.</p>	<p>The provision of employment land in the Local Plan was acknowledged as exceeding the modelled requirement for employment land to enable a sufficient range and choice of land for businesses. The scale of provision, broadly equivalent to 10ha per year also matched long term historic trends for employment land take up.</p> <p>In five years since adoption of the Local Plan, annual take up has not yet achieved 10ha per year. However, this period has coincided with significant uncertainty in the economy. Presently recorded enquiries and understanding of demand in the authority for employment floorspace indicates significant pressures. The Council has commenced and Employment Land Review update that will further interrogate and confirm the latest demand for employment land and suitability of the existing portfolio of sites.</p>	Whilst delivery has not yet aligned with the long term estimated rate of take up of 10ha per year, the role and purpose of the Borough's employment land supply remains appropriate. In allocating a suite of sites that provide range and choice for businesses and investment, and in the context of the additional flexibility provided by Policy S2.2 and DM2.3 below, the policy remains in accordance with national policy and up to date.
DM2.3 Development Affecting Employment Land and Buildings	This policy sets out criteria for the support of employment development on allocated and existing employment land, and provides a flexible approach for the consideration of applications for other types of development.	NPPF 2021 sets significant weight on the need to support economic growth and ensuring a flexible approach to support economic growth and investment. At paragraph 187 it is also clear that existing businesses and facilities should not have unreasonable restrictions place on them as a result of	The policy has most notably come into effect for applications of changes of use of existing industrial and warehouse buildings for business operators that fall outside the former traditional employment use classes. Such changes of use have enabled otherwise vacant units to be refurbished and brought in to economic use. The policy approach Since adoption of the Local Plan government changes to the use class order have substantially amended how employment uses that previously fell	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
DM2.4 Employment Land Development Outside Available or Existing Employment Land	The policy defines criteria for the consideration of employment uses on land not allocated for employment purposes. The aim of the policy is to establish that the Borough's approach to such economic investment is flexible where proposals can demonstrate they would support the Borough's economy and avoid inappropriate harm to matters such as amenity.	development permitted after they were established. NPPF 2021 sets significant weight on the need to support economic growth and ensuring a flexible approach to support economic growth and investment.	within B1 and other economic activities, are considered. Since adoption of the Local Plan no substantial proposals for employment uses on land not allocated for employment have come forward. Nevertheless the policy remains an important tool for the Local Plan should any such schemes be proposed.	The Local Plan policy remains up to date and consistent with national policy.
AS2.5 River Tyne North Bank	This is an area specific policy highlighting the strategic role of the River Tyne North Bank and its importance to key economic sectors in North Tyneside that can capitalise on riverside locations. The policy outlines this strategic importance and flags specific sites including the former Swan Hunter Ship Yard and Port of Tyne that formed part of the North East Low Carbon Enterprise Zone.	The policy is a core element of the economic vision and strategy for North Tyneside and ensures appropriate protection and opportunities for investment are considered for the industrial land supply along the River Tyne. This approach remains consistent with the expectations for local planning policies set out in Paragraph 81 and 82 of the NPPF.	The nature of employment land at the River Tyne North Bank poses a range of complex challenges for implementation. Nevertheless the area has seen notable growth in key sectors linked to advanced manufacturing, marine and off-shore related industries. The Swans Centre for Innovation and the off-shore wind turbine fabrication undertaken by Smulders Projects UK illustrates the type of investment and activity the area can attract.	The Local Plan policy remains up to date and consistent with national policy.
AS2.6 A19(T) Economic Corridor	This is an area specific policy highlighting the strategic role of the A19(T) economic corridor. The corridor extends from the River Tyne northwards through the heart of North Tyneside. The area includes existing and	The policy is a core element of the economic vision and strategy for North Tyneside and ensures appropriate protection and opportunities for investment are considered for the industrial and commercial land supply along the	The A19(T) economic corridor is an attractive location for business investment with excellent road links and access to public transport via local buses and the Tyne and Wear metro. The area continues to see investment in major sites such as Cobalt Business Park and	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
	allocated employment land over a 3.7 square kilometre area and extends to include Northumberland Park district centre and metro station and part of the Killingworth Moor strategic allocation. As a diverse area the policy supports continued road and public transport investment to support business in the area that range from major office parks, to manufacturing and distribution facilities.	A19(T) corridor. This approach remains consistent with the expectations for local planning policies set out in Paragraph 81 and 82 of the NPPF.	infrastructure developments such as the creation of a Northumberland Line station at Northumberland Park will further reinforce the attractiveness of the area as a key place of work in North Tyneside.	

3. Retail and town centres

S3.1 Competitive Centres

This strategic policy defines the principles that Local Plan seeks to achieve for the Borough's defined centres. This includes ensure the centres see growth and regeneration, whilst providing a location for appropriate residential and mixed use development.

Chapter 7 of NPPF and paragraph 86 defines the role planning policy should have to ensure the vitality of town centres and establishes policy should take a positive approach to their growth, adaptation and management.

It is widely recognised that the role of town centres is changing as our shopping habitats evolve and online shopping continues to grow – a shift accelerated since 2020 by the covid-19 pandemic. Despite the pressures facing businesses within the Town Centres current monitoring has not identified a rapid decline in occupancy or investment. Key centres at Whitley Bay, North Shields, Wallsend and Killingworth continue to play vital roles for their communities and the wider economy of North Tyneside. The Council are also focused on delivering investment in these areas with wide ranging work at the coast , agreement of a North Shields masterplan and work underway to consider opportunities for Wallsend.

The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
S3.2 Hierarchy of Centres	This policy identifies the Borough's town centres, district centres and local centres.	NPPF paragraph 86.a) establishes that Local Plans should define a network and hierarchy of town centres.	There have been no substantial shifts in the role, scale or nature of the Borough's town centres beyond proposals identified in the Local Plan that would suggest any substantial amendment to the existing hierarchy of centres was required.	The Local Plan policy remains up to date and consistent with national policy.
S3.3 Future Retail Demand	The policy defines anticipated minimum retail space requirements over the period of the Local Plan to 2032 and directs supply to key sites at Northumberland Park, The Forum at Wallsend, the Boulevard at Longbenton, Tynemouth Station, Murton Gap and Killingworth Moor.	NPPF paragraph 86.d) establishes that Local Plan's should allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed.	A number of notable retail schemes have taken place including a major expansion at Northumberland Park and at The Forum, Wallsend. Meanwhile, whilst opportunities for retail development remain at both these locations and the other centres identified. In addition over the period of the local plan retail development – specifically new superstore's have been permitted at a range of location's attractive to the market in sustainable accessible locations – but outside the defined town centres.	The current Local Plan policy is considered flexible enough to allow retail development to proceed where sought with sufficient strategic direction to ensure the importance of safeguarding the vitality of the Borough's existing centres. The Local Plan policy remains up to date and consistent with national policy.
DM3.4 Assessment of Town Centre Uses	This policy provides a local expression of the sequential test and impact assessment for retail development. It sets out an approach to considering sequentially preferable sites. In terms of the impact assessment, based upon the Retail Needs Assessment, reflecting the scale of centres in North Tyneside, it sets a lower threshold for impact assessments of out of centre proposals.	NPPF chapter 7 does not require that Local Plans provide policy regarding sequential test and impact assessment but is clear that main town centre uses that are neither in an existing centre or in accordance with an up-to-date plan should be subject to such assessments. The Local Plan policy provides additional local considerations to ensure the sound application of these assessments in North Tyneside. As established at paragraph 90, impact assessments are required	The Local Plan's approach to impact assessment and sequential test is applied regularly where main town centre uses are proposed in out of centre locations. The policy is therefore an important tool in continuing to ensure the role and vitality of the District's centres.	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
DM3.5 Primary Shopping Area	This policy defines the primary shopping area and primary and secondary shopping frontages within centres in North Tyneside. The approach set out is to ensure proposals that might harm the vitality of centres are appropriately considered.	for schemes of over 2,500sqm unless a local threshold is defined in policy. NPPF establishes that Planning Policy should define town centres and primary shopping areas – as locations where retail development is concentrated. National policy does not define primary and secondary shopping frontages, but Planning Guidance for Town Centres and Retail – paragraph 002 identifies that such frontages can be defined where their use would support the vitality and viability of particular centres.	The definition of primary shopping areas and primary and secondary shopping frontages within the North Tyneside Local Plan continues to reflect the main shopping areas of the Borough’s town centres. Whilst there have been applications for non-retail uses within these frontages since adoption of the plan the policy framework is flexible enough to allow these to proceed where the wider vitality and viability of the centres is supported. As the role of centres continues to evolve the opportunity to review the primary shopping areas and frontages may arise but presently the approach of the Plan remains appropriate and fit for purpose.	The Local Plan policy remains up to date and consistent with national policy.
DM3.6 Local Facilities	This policy is intended to support the delivery of small scale retail developments and other town centre uses that help create accessible and sustainable communities. The policy sets out specific criteria to ensure the positive consideration of such proposals whilst addressing issues such as amenity.	NPPF at paragraph 130 regarding creation of well-designed places references enabling local facilities as part of new developments in creating a mix of uses to enable sustainable development. Town centre and retail policy does not directly address local facilities but is clear smaller scale development should not be subject to the retail impact assessment or sequential test.	Relatively few such applications for small scale retail developments have been received during the life of the local plan. However, schemes have come forward and could provide important additional access for residents to local shops. The policy also continues to provide an important positive support for provision of new facilities as part of new developments where it would support sustainability.	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
DM3.7 Hot Food Takeaways	Building upon the strategic aims of the plan to support health and well-being DM3.7 sets out a strategy to restrict new hot food take away development – informed by evidence of the effect of concentrations of such uses upon the weight of the population.	NPPF paragraph 92 highlights that local policy should facilitate healthy, inclusive and safe places. In particular paragraph 92c) encourages healthy lifestyles including access to healthier food. The approach of DM3.7 forms part of the Council’s wider strategy to deliver the outcomes sought in NPPF.	After its initial adoption a range of applications for hot food takeaway’s that conflicted with the policy of the Local Plan were submitted and refused. Planning Inspector’s consistently dismissed such appeals. There remain routes to creation of new hot food takeaways where planning permission has not been required. Since adoption of the Local Plan such uses have changed from an A5 planning use class to sui-generis. In terms of effects the policy is one part of population level change required to see measurable improvements in healthy weights.	Whilst the use class has changed the application of the policy to Hot Food Takeaway’s remains clear and capable of implementation. Overall, the objectives established by the policy continue to align with the approach of NPPF and the policy remains up to date.
4. Housing				
S4.1 Strategic Housing	This strategic policy outlines the key priorities for housing needs and delivery that the Local Plan seeks to achieve, ranging from providing sufficient new homes to delivery of brownfield land and providing a range of type of homes to meet the needs of the Borough.	NPPF Chapter 5 of NPPF addresses the delivery of a sufficient supply of homes. The primary strategic requirements established through NPPF include: <ul style="list-style-type: none"> • Ensuring planning policies make sufficient provision of land for housing to meet evidence based local housing requirements and the needs of specific groups. • Guide provision of the amount and type of affordable housing required where a need is identified. • Identify a range and mix of sits for development. 	This strategic policy sets out a range of overarching priorities for housing delivery in North Tyneside. The specific implementation of each element of the policy is addressed in greater detail through the assessment of each housing policy. In broad terms, the range and scope of priorities identified remain relevant and appropriate objectives for the Borough.	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
S4.2(a) Housing Figures	<p>This policy defines the overall local housing requirement for North Tyneside. It is informed by specific demographic and economic evidence of the requirements for growth in the Borough over the period from 2011 to 2032. This sets out a requirement for delivery of 790 dwellings per annum (dpa), as an average over the plan period. The policy further sets out that this annual average delivery will be sought in a phased approach:</p> <ul style="list-style-type: none"> • 2011/12-2015/16 = 551dpa • 2016/17-2020/21 = 740dpa • 2021/22-2025/26 = 938dpa • 2026/27-2031/32 = 908dpa 	<p>• Support windfall sites through policies and decisions.</p> <p>NPPF 2021 sets out at paragraph 61 that strategic policy identifying the minimum number of homes needed should be informed by a local housing need assessment, conducted using the standard method – unless exceptional circumstances justify an alternative approach. Paragraph 66 identifies that strategic policy-making authorities should establish a housing requirement figure for their whole area.</p> <p>NPPF also requires that Local Authorities maintain a five year supply of housing land. At paragraph 11 and footnote 8 of the NPPF, it is established that policies most important for determining applications for housing development should be considered out of date where the local planning authority cannot demonstrate a five year supply of deliverable sites.</p> <p>The current North Tyneside housing requirement is informed by the 2014/15 Strategic Housing Market Assessment as updated in 2016. It is based upon the 2014 sub-national population projection (SNPP) and takes additional account of long term migration, commuting and employment</p>	<p>To inform this review a new Strategic Housing Market Assessment 2021/22 has been prepared. This identified a local housing need of 799dpa based upon the standard method calculation. The 2021/22 SHMA concludes that no further local methodology is required to consider local housing needs.</p> <p>The current phased housing requirement is for 938dpa before falling to 908dpa, and the average requirement is 790dpa</p> <p>As of summer 2021, in the latest Housing Delivery Test North Tyneside achieved delivery at 107% of the identified requirement over the preceding three years. Presently therefore the Borough is not required to take any measures in relation to past housing delivery.</p> <p>However, the number of new planning permissions in the area has declined in recent years and new sites have failed to come forward. As a result, the 2021 five year housing land supply assessment determined North Tyneside has a 3.96 year supply of land.</p>	<p>The current local housing requirement figure in S4.2(a) remains appropriate in setting a level of housing delivery that meets the Borough's housing needs.</p> <p>As such, the Council considers its housing requirement remains up-to-date. A review of the current figure would result in the same or a lower housing requirement than that already adopted in policy.</p> <p>Nevertheless, paragraph 11 of NPPF is clear that whilst North Tyneside does not have a five year land supply, policy regarding housing provision cannot be considered up-to-date.</p>

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S4.2(b) Ensuring a Sufficient Supply of Housing Land	<p>This policy commits the Council to take appropriate measures to maintain a sufficient supply of land to meet the housing requirement set out at S4.1a), and undertake effective annual monitoring. Where delivery may not keep up with identified requirements it identifies:</p> <ul style="list-style-type: none"> • Preparation of an interim position statement, drawing on evidence from the SHLAA to identify additional housing land. • Preparation of new plan documents, development briefs and use of Council 	<p>Paragraph 74 to 77 of NPPF address requirements for maintaining supply and delivery of housing.</p> <p>Paragraph 76 sets out that Authorities should monitor housing delivery and prepare a housing action plan where delivery over the preceding three years, as calculated in the Housing Delivery Test, falls below 95% of the housing requirement.</p>	<p>The NPPF establishes that monitoring of housing delivery and the necessary actions should be applied with reference to the results of the Housing Delivery Test (HDT).</p> <p>To date North Tyneside has secured housing delivery in excess of 100% of its requirement through the HDT.</p>	<p>Whilst the policy relates to housing issues, it is not considered the policy is of relevance to planning applications for housing development and in that context falls outside the provisions of paragraph 11 and footnote 8 of NPPF and therefore not automatically out of date where there is no five year land supply.</p> <p>This policy was prepared prior to the current requirements of NPPF in relation to the housing delivery test. But, in requiring appropriate action to be taken where monitoring identifies</p>

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
	<p>powers to support delivery – such as CPO.</p> <ul style="list-style-type: none"> • A partial review of the Local Plan, including options for safeguarded land and, if exceptional circumstances prevail, consideration of a review of the green belt. 			<p>issues in delivery, the policy remains in alignment with national policy and up to date.</p>
<p>S4.3 Distribution of Housing Development Sites</p>	<p>This policy identifies each of the housing and mixed use allocations within the North Tyneside Local Plan. It includes 70 separate sites of which 36 are around 1ha or smaller – delivering 518 homes. This is around 5% of the total allocated supply and requirements.</p>	<p>NPPF sets out that planning policies should identify a supply of :</p> <p>Specific, deliverable sites for the first five years and develop sites or broad locations for 6-10 and 11 to 15 years.</p> <p>That small to medium sized sites should be identified with a target of 10% of the total housing requirement met on sites of less than 1ha. It also notes the supply of a large number of new homes can often be best achieved through planning for large scale development.</p> <p>Meanwhile, section 11 Making effective use of land and Paragraph 122 establish that the Authority should take a flexible approach where development may not come forward as anticipated and would contribute to meeting an unmet need for development in the area.</p>	<p>Current development monitoring indicates that 25 of the 70 housing sites allocated have been granted planning permission, equivalent to 35% of the allocated sites. However, this has included a large number of smaller sites. As such, only 17% of the total allocated supply has so far been granted planning permission.</p> <p>The significance of Murton Gap and Killingworth Moor as a part of overall supply is a key factor in this, allocated for delivery of 3,000 and 2,000 dwellings respectively. Both sites have seen substantial progress with planning applications submitted for over 1,400 homes across the two sites and further applications expected in the coming 18 months.</p> <p>For a small proportion of sites that formed part of the permitted and allocated supply in 2017, challenges have arisen in securing anticipated delivery. In these instances the Council is working closely with landowners and its partners at North of Tyne Combined</p>	<p>The distribution and nature of housing sites identified in the Local Plan remains appropriate. Whilst housing delivery at the strategic sites has not yet commenced delivery of brownfield development at locations such as the Fish Quay and West Chirton and ongoing development involving a wide range of housebuilders in the Borough illustrate that the distribution and supply of housing land is capable of meeting the Borough's needs. Nevertheless, continued proactive action on the part of the Council is required to realise delivery from key sites.</p>

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S4.4 (a) Murton Strategic Allocation Concept Plan	This policy (split in to three parts S4.4(a), (b) and (c), defines the strategic policy requirements for the development of Murton Gap and Killingworth Moor. This includes the core development parameters for the site in delivery of approximately 3,000 and 2,000 homes respectively and in relation to transport and community infrastructure, the creation of open spaces and protection and enhancement of biodiversity. The policy is supported by a Concept Plan detailing the indicative approach to development at Murton Gap and Killingworth Moor.	Paragraph 124 and 125 of NPPF promote a policy approach that ensures development response to issues such as the availability and capacity of infrastructure and services, an area’s prevailing character and securing well-designed healthy places. In achieving this use of tools such as design guidance and codes and masterplans is promoted.	Authority and Homes England to assist delivery.	The Local Plan policy, and preparation of Concept Plans and Masterplans for the strategic allocations predates the latest government guidance and advice regarding design codes and masterplans for sites. Nevertheless, the policy and development framework established for the site is broadly in alignment with these latest national principles regarding development. In the context of overall housing supply, this policy outlines how key new sites would be delivered and is crucial in enabling sustainable housing delivery in the Borough. Consequently the requirements set out in Policy S4.4a), b) and c) remain up to date and in general conformity with national policy.
S4.4 (b) Killingworth Moor Strategic Allocation Concept Plan				
S4.4 (c) Applications for Delivery of the Strategic Allocations				
		Section 12 of revised NPPF has substantially strengthen reference to the role of design guides and masterplans as part of the plan process. Paragraph 128 establishes that t an early stage LPAs should provide maximum clarity about design expectations both for area wide, neighbourhood and site specific scale. This is promoted through preparation of design guides and codes prepared that are consistent with the National Design Guide and National Model Design Guide.	Discussions regarding the delivery of infrastructure at both sites have been ongoing since adoption of the Local Plan. As growth and demand for services across the Borough has	

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DM4.5 Criteria for New Housing Development	<p>This policy sets out a positive framework for the consideration of sites for housing development that are not identified in the Local Plan as allocations. The policy aims establish the positive contribution of such sites to delivering housing needs that can help meet the Borough's needs.</p> <p>A small proportion of the Borough's housing requirement was anticipated to be met via such windfall developments and supply from this source is incorporated into the calculations regarding housing need and supply.</p>	<p>Paragraph 69 of NPPF establishes that policies should give support to development of windfall sites and refers to giving great weight to the benefits of using suitable sites within existing settlements for homes.</p>	<p>changed (for example forecasts of pupil population growth) the scale and timing of some requirements has changed. However, the core infrastructure and design requirements set out within Policy S4.4a), b) and c) remain relevant and required as part of the development of the site.</p> <p>Since adoption of the Local Plan in July 2017</p> <ul style="list-style-type: none"> • Total permitted: 2,595 • Total delivered:1,559 • Allocations permitted: 1,559 Allocations built: 128 • Windfall permitted: 1,036 • Windfall built:213 	<p>The Local Plan policy remains up to date and consistent with national policy.</p>
DM4.6 Range of Housing Types and Sizes	<p>The policy sets out key objectives for the provision of housing types to meet the needs of the Borough's residents. This includes:</p> <ul style="list-style-type: none"> • Consideration of proposals with regard to evidence of 	<p>Paragraph 62 of NPPF establishes that planning policies should reflect assessments of the size, type and tenure of housing needed for different groups in the community. Promotion of self-</p>	<p>The policy approach is designed to reflect the latest evidence of housing needs as set out in the Strategic Housing Needs Assessment (SHMA). The Council published an update to its SHMA in 2022.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>

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	<p>housing need and local housing market conditions (as set out within the Borough Strategic Housing Market Assessment).</p> <ul style="list-style-type: none"> • Definition of homes considered executive, that could address a specific identified gap in the range of provision in North Tyneside and the wider north east. • Support for delivery of self and custom build homes. 	<p>build development is a specific priority for government.</p>		
<p>DM4.7 Affordable Housing</p>	<p>This policy defines the Council's requirements for affordable housing provision as part of new housing development, to meet an established affordable housing shortfall of 490 dwellings per year. Informed by an assessment of need and viability, it establishes a target of 25% of schemes of 11 or more dwellings to be affordable.</p> <p>The policy also provides guidance establishing that a mix of affordable tenures would be sought (based upon the most up to date evidence). Provision is also made outlining that</p>	<p>Paragraph 62 sets out that policy should reflect the needs of those who require affordable housing. Paragraph 64 now establishes that affordable housing should not be sought from housing schemes that are not major development.</p> <p>Paragraph 65 sets out a new requirement for at least 10% of the total number of homes on major developments should be available for available home ownership.</p>	<p>Housing monitoring indicates that across all housing development over the threshold, some 23% of all permitted residential development in use class C3 have been secured as affordable. That figure rises to over 25% when self-contained C2 units providing accommodation with additional extra care support, are included. The SHMA update has reviewed annual affordable need and established an updated shortfall of 473 affordable homes per year.</p>	<p>There continues to be a need for affordable housing in North Tyneside. Evidence indicates the Council is successfully securing affordable homes as part of s106 agreements, but is also applying a flexible approach to ensure viable development can proceed. The national planning policy changes since adoption of the plan mean that the Local Plan threshold is now greater than the minimum required. This means there are some developments of 10 units where affordable housing is not being sought. However, the Council's current threshold is evidenced, and a higher threshold than national policy is not in itself a</p>

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DM4.8 Specialist Housing	This policy is directed at provision of accommodation for specific needs not met by general housing such as for the elderly, people with physical or learning disability and other vulnerable groups. The policy seeks to establish a positive framework to ensure consideration applications for such development are considered and supported where appropriate.	Paragraph 62 establishes that policy should reflect evidence of need for different types of homes included older people, students and people with disabilities.	A number of extra care and specialist developments have been consented since the Local Plan was adopted. The SHMA update identifies a continued need for such provision in the borough.	<p>conflict. Meanwhile, the Council's Local Plan policy is flexible enough to accommodate specific requirements for affordable provision such as the 10% affordable home ownership target. The updated SHMA has taken account of these latest requirements and consequently the Council's evidence based assessment of needs is up to date.</p> <p>Overall the policy remains up to date and in conformity with national policy.</p>
DM4.9 Housing Standards	The policy establishes that optional technical standards (introduced in 2015) should be applied to housing development, setting out that:	Paragraph 130 criteria f) identifies that Local Plan policies should ensure new development provides a "high standard of amenity for existing and future users" referencing footnote 49	The Council applies conditions upon all eligible housing developments requiring conformity with the optional technical standards. Approval of house types	The Local Plan policy remains up to date and consistent with national policy.

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	<ul style="list-style-type: none"> • A proportion of homes should be accessible and adaptable (referred to as M4(2)). • A further proportion of affordable homes should be wheelchair accessible or adaptable (referred to as M4(3)a) and M4(3)b)) • That all new build homes should comply with the Nationally Described Space Standards (NDSS). 	<p>that indicates “Planning policies should make use of the Governments option technical standards for accessible and adaptable housing and the nationally described space standard.</p>	<p>takes specific consideration of whether the proposals comply with the NDSS.</p>	
DM4.10 Houses in Multiple Occupation	<p>The policy seeks to control the potentially harmful effects of concentrations of Houses in Multiple Occupation (HMO) in a given area whilst providing a positive framework for their consideration, recognising the important role such accommodation can play in meeting the needs of all groups in the Borough.</p>	<p>Paragraph 62 establishes that policy should reflect evidence of need for different types of homes.</p>	<p>The SHMA update reports that at 2019/20 there were a recorded 148 homes in multiple occupation, of which 15 are licensed.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>
S4.11 Improving the Quality of Existing Housing Stock	<p>This policy recognises that most housing stock in North Tyneside already exists, and delivering improvements to existing stock can have a significant effect on quality of life and wellbeing of residents. The policy is consequently outlining the strategic approach the Council will take to work to ensure the Borough’s existing housing and residential areas remain health,</p>	<p>Paragraph 130 criteria f) identifies that Local Plan policies should ensure new development provides a “high standard of amenity for existing and future users”.</p>	<p>The Council has a range of ongoing projects focused upon improving existing neighbourhoods and dwellings. This has included projects assisting residents improve insulation and heating, purchase of empty homes, and area wide regeneration initiatives at the coast, Forest Hall, North Shields and the Fish Quay and Wallsend. Work is also starting to consider regeneration in the north west.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>

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	safe, attractive and sustainable places.			
DM4.12 Provision for Gypsies, Travellers and Travelling Showpeople	The policy provides a criteria based approach to considering applications for gypsy and traveller sites in North Tyneside.	Paragraph 62 includes stating that provision for travellers should be made in Local Plan policies whilst Planning Policy for Traveller Sites 2015 sets out how travellers' housing needs should be assessed.	There have been no applications for gypsy or traveller sites submitted since adoption of the Local Plan.	The Local Plan policy remains up to date and consistent with national policy.
5. The Natural Environment				
S5.1 Strategic Green Infrastructure	This strategic policy defines the overall approach to protection, enhancement, extension and creation of green infrastructure. The policy is supported by identification of a network of green infrastructure on the policies map including wildlife corridor's, open space and designated sites for biodiversity.	Paragraph's 20 and 175 identifies that Local Plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. NPPF recognises the wide range of benefits and roles for green infrastructure including in helping in the mitigation and adaptation to climate change, improve air quality, address health and well-being needs.	The adopted Local Plan set out a comprehensive approach to green infrastructure. New development is required to make appropriate contributions to open space and biodiversity provision and the Council requires integration of suitable landscaping into development.	The Local Plan policy remains up to date and consistent with national policy.
DM5.2 Protection of Green Infrastructure	This policy sets out a development management approach to ensuring applications for development can enhance the Borough's green infrastructure and that where any development that could lead to loss of green infrastructure is appropriately	Paragraph's 20 and 175 identifies that Local Plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. NPPF recognises the wide range of benefits and roles for green infrastructure including in helping in the mitigation and adaptation to climate change, improve air	New development is required to make appropriate contributions to open space and biodiversity provision and the Council requires integration of suitable landscaping into development.	The Local Plan policy remains up to date and consistent with national policy.

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	justified and provides adequate mitigation.	quality, address health and well-being needs.		
DM5.3 Green Space Provision and Standards	This policy responds to the specific role of green and open spaces as places for recreation, health and well-being for residents and references the standards in provision and accessibility that are defined within the latest Green Space Strategy. The policy is supported by identification of open spaces including parks, allotments, amenity grassland, playing pitches etc... on the Policies Map.	Paragraph 98 establishes that access to a network of high quality open space and opportunities for sport and physical recreation is important. It establishes that policies should be based upon robust and up to date assessments of the need for open space, sport and recreation facilities.	There have been a number of developments involving the potential loss of open spaces, and also proposals that reprofile or would lead to substantial investment in open space since adoption of the Local Plan. This has included planning permission granted in 2021 for construction of a new golf driving range at Wallsend. In general the existing extent of open space in North Tyneside has been protected from development over the plan period.	The Local Plan policy remains up to date and consistent with national policy.
S5.4 Biodiversity and Geodiversity	This strategic policy defines the principle aims of Local Plan policy in relation to biodiversity and geodiversity establishing that the Borough's resources will be protected, created, enhanced and managed having regard to their relative significance.	Paragraph 174 establishes that planning policies should protect and enhance sites of biodiversity or geological value and soils.	No major development has been submitted in North Tyneside that would lead to direct loss of designated biodiversity or geodiversity sites. The Council's approach to considering development is shaped to ensure proposals for development make appropriate contributions to address their potential impacts.	The Local Plan policy remains up to date and consistent with national policy.
DM5.5 Managing effects on Biodiversity and Geodiversity	This policy outlines the particular requirements upon development in relation to its impact on local and national sites of biodiversity and geodiversity importance. It also manages the Council's approach to the impacts of development upon protected	Paragraph 174 establishes that planning policies should protect and enhance sites of biodiversity or geological value and soils. This includes provision for new proposals for development to minimise impacts and provide net gains for biodiversity and	No major development has been submitted in North Tyneside that would lead to direct loss of designated biodiversity or geodiversity sites. The Council's approach to considering development is shaped to ensure proposals for development make	Whilst emerging legislation will supersede some elements of local policy in relation to biodiversity net gain, the Local Plan policy remains up to date and consistent with national policy.

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	<p>species or priorities species and habitats with reference to the Biodiversity Action Plan and most up to date Green Infrastructure Strategy. The policy includes provision for ensuring that development incorporate beneficial biodiversity features and provide net gains to biodiversity.</p> <p>The policy provides particular focus upon avoiding fragmentation of habitats and wildlife links and promotion of connections – consistent with securing coherent ecological networks.</p>	<p>establish coherent ecological networks.</p> <p>Introduction of the Environment Act and forthcoming regulations will further establish a statutory requirement for development to result in a 10% net gain for biodiversity.</p> <p>Paragraph 175 identifies that policy should reflect the hierarchy of international, national and local designated sites.</p> <p>Paragraph 179 further sets out that plans should identify and map biodiversity, wildlife corridors and stepping stones and address priority species and habitats.</p>	<p>appropriate contributions to address their potential impacts.</p> <p>In implementing the existing policy requirement to seek a net gain for biodiversity the Council now utilise the DEFRA biodiversity metric as part of its consideration of the impact of development proposals.</p>	
DM5.6 Management of International Sites	<p>The policy specifically addresses the impact of development upon the internationally designated coast. Habitat's Regulation Assessment of the Local Plan established that the Northumberland Coast Special Protection Area and the Durham Coast Special Area of Conservation are both potentially impacted by recreational disturbance. The policy outlines what potential mitigation could be considered</p>	<p>Paragraph 174 establishes that planning policies should protect and enhance sites of biodiversity or geological value and soils. This includes provision for new proposals for development to minimise impacts and provide net gains for biodiversity and establish coherent ecological networks.</p> <p>Paragraph 175 identifies that policy should reflect the hierarchy of international, national and local designated sites.</p>	<p>The Council's approach to mitigating potential impacts upon international sites has evolved and is now further supported by the Coastal Mitigation Supplementary Planning Document (SPD). This SPD has been prepared to assist development to enable appropriate pooling of mitigation when a large number of individual measures are unlikely to have the desired effect upon mitigating the impact of increased recreation at the coast. The introduction of this SPD ensure the majority of development can be assessed to have appropriately mitigated its impacts and</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>

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	by development where significant effects are identified.		therefore be approved in compliance with policy DM5.6.	
DM5.7 Wildlife Corridors	The policy responds to identification, on the Policies Map, of a network of wildlife corridor's defining the expectations upon development that is proposed in such locations.	Paragraph 179 is clear that plans should identify and map wildlife corridor's and stepping stones.	The role of wildlife corridors in development proposals is frequently considered as part of planning proposals. The establishment of key new wildlife corridors is an integral element of the proposals for the strategic allocations at Murton Gap and Killingworth Moor.	The Local Plan policy remains up to date and consistent with national policy.
DM5.8 Soil and Agricultural Land Quality	This policy is focused upon ensuring due consideration is given to the impact any development may have upon loss of the "best and most versatile" agricultural land.	Paragraph 174 identifies that Local Plans should protect and enhance soils and recognise the intrinsic economic and other benefits of the best and most versatile agricultural land – i.e. of Grades 1,2 and 3a) and above.	Evidence of the ALC for North Tyneside identified most of the agricultural land in the Borough as Grade 3 with evidence of some small pockets of land in Grade 3a). The economic and other benefits of agricultural land are considered when relevant planning applications are submitted.	The Local Plan policy remains up to date and consistent with national policy.
DM5.9 Trees, Woodland and Hedgerows	<p>The policy seeks to protect and enhance the condition and extent of trees, woodland and hedgerows. In relation to new development it requires new tree planting and landscaping schemes and encourages new woodland tree and hedgerow planting schemes.</p> <p>The policy requires planning proposals to be accompanied by an appropriate management plan.</p>	<p>Paragraph 174 establishes that plans should recognise the intrinsic economic benefits of trees and woodland.</p> <p>Paragraph 131 establishes a new requirement for planning policies to ensure that new streets are tree lined and opportunities taken to incorporate trees elsewhere in development and that appropriate long term management is in place.</p>	The protection of trees, woodland and hedgerow is a core consideration in assessing planning applications. Meanwhile new development in the Borough is expected to provide appropriate planting schemes and management plans.	The Local Plan policy remains up to date and consistent with national policy. The Council's approach precedes the NPPF requirement for provision of tree lined streets, but the Local Plan policy set out provides an appropriate alignment with this new requirement.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
S5.10 Water Quality	The policy sets out the Council's strategic objectives to improve water quality in line with the European Water Framework Directive.	Paragraph 174 establishes development should help improve water quality.	The Council works closely with its partners Environment Agency and Northumbrian Water to manage and improve water quality.	The Local Plan policy remains up to date and consistent with national policy.
S5.11 Water Management	The policy sets out the Council's strategic objectives to manage water resource needs and infrastructure.	Paragraph 20 defines the role of strategic policy in making provision for infrastructure including water supply and wastewater. Paragraph 174 establishes development should help improve water quality.	The Council works closely with its partners Environment Agency and Northumbrian Water to manage and improve water quality, management of resource and water infrastructure.	The Local Plan policy remains up to date and consistent with national policy.
DM5.12 Development and Flood Risk	The policy requires major development to demonstrate flood risk does not increase as a result of the development. It requires new development to contribute positively to actively reducing flood risk.	Paragraph 159 to 165 establish a range of requirements for plans to consider flood risk including: avoiding inappropriate development in areas at risk of flooding, ensuring policy is informed by a strategic flood risk assessment, ensuring policy applies a sequential, risk based approach to the location of development and manage any residual risk of flooding, and application of an exception test where it is not possible to located development in areas with a lower risk of flooding.	The Council's working with its partners the Environment Agency and Northumbrian Water applies a robust approach to managing flood risk and controlling development that might be at risk or could increase risk of flooding for others. The approach to site allocation in the local plan was supported by a Strategic Flood Risk Assessment and is based upon a sequential approach to site selection.	The Local Plan policy remains up to date and consistent with national policy.
DM5.13 Flood Reduction Works	The policy sets out the Council's strategic objectives to manage flood risk and associated infrastructure.	Paragraph 20 defines the role of strategic policy in making provision for infrastructure including flood risk.	The Council works closely with its partners Environment Agency and Northumbrian Water to manage and improve flood risk infrastructure.	The Local Plan policy remains up to date and consistent with national policy.

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DM5.14 Surface Water Run off	Informed by Northumbrian Water, Environment Agency and the Local Lead Flood Authority, the policy establishes the core expectations regarding effectiveness of sustainable drainage systems in managing surface water run off at brownfield and greenfield locations. The approach is informed by Defra technical standards. The policy establishes as a starting point that a reduction in water run off rates will be sought for all new development.	NPPF establishes that policies should reflect requirements for appropriate drainage strategies.	The Council works closely with its partners Environment Agency and Northumbrian Water to manage and improve flood risk infrastructure.	The Local Plan policy remains up to date and consistent with national policy.
DM5.15 Sustainable Drainage	The policy provides advice on application of the Defra technical standards for sustainable drainage and applies guidance on the order of preference for discharge of surface water. Specific regard is given to the restrictions upon ground discharge in some areas of North Tyneside due to raising groundwater levels and actively managed minewater.	NPPF at paragraph 160 establish identifies that plan policies should take account of advice from key stakeholders. Paragraph 169 sets out the approach to securing provision of sustainable drainage systems, specifically requiring provision from major development.	The impact of flooding from surface water drainage was a key issue for the Council as it was preparing its Local Plan with a number of locations identified as Critical Drainage Areas in the Council's Surface Water Management Plan. Reflecting this the Council evidenced that the cumulative impact arising from minor development should also be addressed where possible. The Council successfully applies its policy of securing sustainable drainage as part of development.	The Local Plan policy remains up to date and consistent with national policy.
S5.16 Coastal Erosion	The policy reflects the strategy for North Tyneside's coast set out in the Shoreline Management Plan 2 (SMP2), and specifically the implications of the Coastal Change	Paragraph 171 establishes that Plans should avoid inappropriate development in vulnerable areas and not exacerbate the impacts of physical changes. It highlights that Local Plans should identify	Management of the coastline by the Council in partnership with Environment Agency has continued. Since adoption of the Plan there have been no submitted planning applications that would be affected by the CCMA. The 2009 SMP2	The Local Plan policy remains up to date and consistent with national policy.

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	Management Areas (CCMA). The CCMA relates to policy approach to applications within three areas of coastline that will be undefended and allowed to erode over time.	Coastal Change Management Areas.	remains the most up to date Shoreline Management Plan.	
DM5.17 Minerals	The policy sets out an approach to manage and safeguard mineral resources. It provides a criteria based approach to consideration of potential applications for mineral extraction, reflects needs for aggregates in Tyne and Wear, and identifies (as shown on the policies map) minerals infrastructure and areas in need of safeguarding. For such areas, a criteria based approach to consider alternative forms of development is set out.	Paragraph 210 outlines the role of planning policies in relation to mineral extraction, supply, and in defining Mineral Safeguarding Areas and Mineral Consultation Areas.	Having identified Mineral Safeguarding Areas the Council undertakes necessary consultation with the British Geological Society and requires appropriate evidence from applicants where resources are at risk of being sterilised by development. No proposals for mineral extraction have been received by the Council.	The Local Plan policy remains up to date and consistent with national policy.
DM5.18 Contaminated and Unstable Land	The policy sets out a criteria based approach to ensure that development proposals do not expose future users to risk as a result of land contamination and that water quality is protected. Where potential contamination is identified it identifies the broad measures to be taken to address risk including regarding treatment, approval of mitigation measures and land stability.	Paragraph 183 outlines that planning policies should ensure development takes account of ground conditions relating to land instability and contamination.	The Council's planning and public protection team work closely to ensure adequate information is provided by applicants regarding land instability and contamination. Such measures are frequently controlled by condition to ensure appropriate mitigation is in place if development is suitable for approval.	The Local Plan policy remains up to date and consistent with national policy.

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DM5.19 Pollution	<p>The policy establishes that polluting development (whether of water, air or soil through noise, smell, smoke etc.) will be required to provide appropriate mitigation and will not be permitted where levels of pollution are unacceptable.</p> <p>The policy also addresses management of development sensitive to pollution that may arise from existing sources, and has specific regard to noise impacts arising from Newcastle International Airport flight path.</p>	<p>Paragraph 185 states planning policies should ensure new development is appropriate to its location having regard to effects of pollution on health, living conditions and the natural environment.</p> <p>Paragraph 186 identifies that Local Plan policies should consider Air Quality Management Areas and Clean Air Zones and the cumulative impacts from individual sites.</p>	<p>There are no designated Air Quality Management Areas in North Tyneside. In 2017 an 800m kerbside stretch of the A1058 Coast Road was identified by government as exceeding Nitrogen Dioxide (NO₂) levels and required to take measures to address the exceedance as quickly as possible. The Council, working with Newcastle upon Tyne has taken a range of measures, including retrofitting buses that pass through the exceedance zone to reduce NO₂ emissions. No clean air zones have been identified for North Tyneside.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>
6. The Built and Historic Environment				
DM6.1 Design of Development	<p>The policy sets a clear steer that applications for development will only be permitted where they demonstrate high and consistent design standards. The policy requires an approach that is specific to the place, based on clear analysis of the characteristics of the site and its wider context. Design policy in North Tyneside is supported by a Design Quality Supplementary Planning Document that was adopted in 2018.</p>	<p>National policy regarding design has evolved significantly since adoption of the Local Plan. It establishes detailed policy and guidance at Section 12 Achieving well designed places whilst new guidance including the National Design Guide and National Model Design Code have established a national framework for securing design – reflecting the recommendations of the Building Better Building Beautiful Commission.</p>	<p>Implementation of design policy in North Tyneside is reflected through its Design Quality SPD as well as the guidance and advice given through the site specific masterplans for Murton Gap and Killingworth Moor.</p> <p>For its Annual Monitoring Report the Council assesses completed housing sites using building for life criteria.</p>	<p>The Local Plan policy does not reflect some of the latest national policy regarding use of design guides and codes to support development. However, the Council's current policy framework does not conflict with the objectives set out in NPPF whilst the Council is considering its approach to design codes and review of its Design Quality SPD to maintain alignment with national guidance. At this time, review of Local Plan design policy is not considered to maintain conformity with the</p>

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DM6.2 Extending Existing Buildings	This policy sets out the Council's design approach to proposals that would extend existing buildings. The policy would only apply to developments that require planning permission.	Paragraph 120 refers to supporting opportunities for upward extension of residential and commercial buildings. However, with reference to ensuring such extensions are consistent with the prevailing height and form of neighbouring properties and the overall street scene.	The Council considers and approves a high volume of applications for extensions to residential properties and a smaller but significant number of commercial extensions. Relatively few or no applications for upward extension of buildings have been considered.	adjustments made to national policy regarding design. The Local Plan policy does not specifically make provision for the positive consideration of upward extensions to existing buildings. However, the approach is considered consistent with achieving good design and does not preclude the positive consideration of such applications in accordance with NPPF should they arise.
DM6.3 Advertisements and Signage	The policy sets out the matters to consider when applications for advertisement and signage are made.	Paragraph 136 outlines that the quality and character of places can suffer when advertisements are poorly sited and designed. It additionally sets out that advertisements should be subject to control only in the interests of amenity and public safety.	The Council continues to apply appropriate controls and management of advertisements.	The Local Plan policy remains up to date and consistent with national policy.
S6.4 Improving Image	This strategic policy is focused upon identifying particularly important locations where the character and design of development would have a substantial impact upon North Tyneside's image. These include: • Key gateways to North Tyneside such as the Coast Road, A19 junction and the River Tyne.	National policy does not explicitly identify enhancing image of an area as a national priority but supports policy approaches that contribute to and enhance local character.	The Council's approach to implementing this policy is reflected through its regeneration priorities and activities including at the Coast, North Shields and Wallsend and is embedded into its adopted masterplans for Murton Gap and Killingworth Moor.	The Local Plan policy remains up to date and consistent with national policy.

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S6.5 Heritage Assets	<ul style="list-style-type: none"> • Strategic development allocations. • Key visitor attractions. • The Coast, North Bank and regeneration areas. <p>This strategic policy outlines the Council's key objectives to pro-actively preserve, promote and enhance its heritage assets.</p>	Paragraph 190 sets out that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment	The Council has 17 conservation areas and over 220 listed buildings and has additionally identified a number of buildings and parks on its Register of Buildings and Parks of Local Architectural and Historic Interest Supplementary Planning Document, as updated 2018. The Council has also introduced and updated since adoption of the Local Plan Article 4 directions to assist in enhancing and protecting some of its conservation areas most sensitive to cumulative change. Heritage led regeneration initiatives at locations including Whitley Bay, North Shields and the Fish Quay have helped and are expected to support important investment in the Borough.	The Local Plan policy remains up to date and consistent with national policy.
DM6.6 Protection, Preservation and Enhancement of Heritage Assets	The policy outlines the considerations for proposals that affect heritage assets or their settings. The policy approach provides detailed criteria against which proposals would be permitted where they sustain, conserve and where appropriate enhance the significance, appearance, character and setting of heritage assets. The policy is specifically tailored to build upon the key	The national policy approach outlines detailed considerations for how Local Authorities should consider proposals for development that affect heritage assets and how the loss or harm to the significance of heritage assets should be considered.	Detailed consideration of the implications of proposals upon heritage assets of listed buildings, locally registered buildings and conservation areas takes place as an integral part of the development management process.	The Local Plan policy remains up to date and consistent with national policy.

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DM6.7 Archaeological Heritage	<p>considerations for development affecting heritage assets set out in National Policy. It focuses upon desired outcomes for such proposals, for example regarding conservation of built fabric and architectural detailing, responding to heritage assets at risk, and requirement for preparation of heritage statements.</p> <p>The policy identifies that the Council will seek to protect, enhance and promote architectural heritage. It identifies when archaeological desk based assessments and evaluation reports may be required and potential subsequent actions to ensure archaeological remains are protected.</p>	<p>Paragraph 194 outlines that in determining planning applications that have the potential to include heritage assets with archaeological interest an appropriate desk based assessment should be required.</p>	<p>As required the Council requires appropriate evidence and mitigation from development proposals and consults the Tyne and Wear Archaeology Service for advice and comment.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>
7. Infrastructure				
S7.1 General Infrastructure and Funding	<p>The policy sets out the Council's intention to ensure new development makes provision for necessary infrastructure and set out to deliver improvements to the Borough's infrastructure, working together with its partners. The policy establishes the principle under which the Council will seek developer contributions through planning</p>	<p>Paragraph 57 outlines the circumstances (reflecting the TCPA) in which planning obligations via section 106 agreements could be sought to make otherwise inappropriate development acceptable. Paragraph 58 goes on to establish that where up to date policies have set out the contributions expected from</p>	<p>The Council adopted its Community Infrastructure Levy in November 2018 (coming into effect January 2019) and collects s106 planning obligations, and contributions to highway infrastructure. It publishes information regarding the funding secured and infrastructure delivery within its annual Infrastructure Development Statement.</p>	<p>The policy and legislative framework surrounding infrastructure delivery and contributions has evolved since adoption of the Local Plan. The role of this policy and the circumstances in which it identifies planning obligations would be sought remains up to</p>

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	obligations and potentially Community Infrastructure Levy (CIL).	development, planning applications that comply with them should be assumed to be viable. Since adoption of the Local Plan further revisions to the Community Infrastructure Levy regulations have been published (notably in September 2019) relaxing the limitations on use of planning obligations and CIL funds.		date and consistent with national policy.
DM7.2 Development Viability	This policy outlines the Council's commitment to enabling viable development and its approach to considering amending its requirements if clear evidence regarding the viability of development is submitted by an applicant.	National policy now considers that it is for an applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Whilst the general assumption in national policy is that viability assessment should not be required such provision remains a component of the decision making process.	Where applicants identify a viability issue the Council has an established provides to consider the specific circumstances affecting schemes. In North Tyneside there may be a range of site constraints that make development less viable and require such assessments.	The Local Plan policy remains up to date and consistent with national policy.
S7.3 Transport	This strategic policy outlines the specific goals for transport associated with securing a modal shift to sustainable modes of transport i.e. public transport, walking, cycling and other non-motorised modes for journeys within the borough and beyond. The policy sets out key objectives and infrastructure priorities regarding public transport, the road network and	Paragraph 20 establishes policies should set a strategy for infrastructure including transport. Section 9 of the NPPF is focused upon promoting sustainable transport. Paragraph 104 sets out a series of objectives for transport including promotion of walking, cycling and public transport. Paragraph 105 outlines that the planning system should manage patterns of growth in support of these objectives. Key goals being	On the strategic road network a number of improvements identified in policy have been delivered including: A19(T)/ A1058 Silverlink Interchange and outside the Borough the A19(T)/A184 Testos Roundabout. Nexus plans for renewal of metro rolling stock is ongoing whilst the programme for introduction of passenger services on the Northumberland Line (formerly	Elements of the policy that identify projects that have now been delivered are no longer relevant. However, the overarching aims of the policy remain up to date. The key projects identified in the Policy remain relevant and cover each of the key priorities for transport infrastructure improvement in the Borough. The policy therefore remains up to date

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	<p>pedestrians, cyclists and horse riders.</p> <p>This includes identifying potential new routes for metro and passenger rail connections through the borough and new metro stations.</p>	<p>to reduce congestion and emissions.</p> <p>Paragraph 106 identifies that planning policy should be prepared with active involvement of highways authorities and other infrastructure providers and includes reference to identifying and protecting sites and routes which could be critical in developing infrastructure to widen transport choice.</p>	<p>Ashington, Blyth and Tyne) is progressing.</p> <p>The Council continues to work with Nexus and development partners in relation to introduction of new metro stations associated with development of its strategic sites.</p> <p>A significant and ongoing programme of cycle way enhancement is underway with key routes delivered since adoption of the Local Plan at the A189 Salters Lane, Coast Road Cycleway Improvement, A191 improvement and various enhancements associated with new development.</p>	<p>and consistent with national policy.</p>
DM7.4 New Development and Transport	<p>The policy sets out the primary development management considerations for new development to ensure its impacts for sustainable transport and highway safety are addressed. This includes reference to the Council's Transport and Highways Supplementary Development Plan with regard to transport assessments and travel plans, cycle and car parking provision and provision of electric vehicle charging points.</p>	<p>Paragraph 107 references the requirements for setting local parking standards whilst paragraph 110 outlines the considerations that are relevant when considering proposals for development – including promotion of sustainable transport modes, safe and suitable road access for all users, design of streets, parking areas and other transport elements reflect current national guidance and national design code, and impacts on the transport network or highway safety can be cost effectively mitigated.</p>	<p>The Council applies its requirements regarding safety of users and promotion of sustainable modes – especially walking and cycling through all major development. The Council's Transport and Highways SPD is currently being updated to ensure it reflects latest national guidance and the Council's response to such changes at a national level. The overall approach of the Council continues to be to deliver the aims and objectives of DM7.4.</p>	<p>The Local Plan policy remains consistent with national policy.</p>

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DM7.5 Employment and Skills	This policy recognises the important role an adequately skilled and educated workforce can have upon the capacity for employment in the Borough and attractiveness of the area as a place to invest. It sets out based on this principle to establish a goal to include provision for training or apprenticeships either as part of the proposed development or associated with key sectors for North Tyneside linked to advanced engineering, manufacturing and off-shore / marine.	National policy recognises the importance of education and encourages policies that support education needs and to widen choice in education.	The Council works with developers and applicants to encourage local recruitment as appropriate, and provision of apprenticeships as part of development.	The Local Plan policy remains up to date and consistent with national policy.
DM7.6 Renewable Energy and Low-Carbon Technologies	The policy outlines support for local production of energy from renewable and low carbon sources and supports community energy schemes. Both micro and site specific energy generation schemes and commercial scale renewable energy generation projects are identified as supported through the policy.	National policy at paragraph 155 identifies that Local Plan policies should provide a positive strategy for energy from these renewable and low carbon sources, and consider identifying suitable areas / sites where this would help secure their development. Paragraph 156 identifies that community led initiatives should be supported.	It remains the case in North Tyneside that relatively few planning applications for renewable and low carbon energy generation have been submitted, reflecting the predominantly urban character of the Borough. A growing number of battery storage facilities have been proposed and considered positively whilst applications for micro generation are supported where planning permission has been required and are appropriate.	The Local Plan policy remains up to date and appropriate. The extent to which national policy encourages identification of areas / sites for renewable and low carbon facilities could be considered but the Local Plan approach is not inconsistent with current national policy.
S7.7 Waste Management	The policy sets out the Council's approach to waste management consistent with the waste hierarchy that seeks prevention, re-use, recycling, recovery and disposal.	Paragraph 20 identifies that Local Plan policies should set a strategy for infrastructure including waste management.	There have been no major planning applications associate with waste transfer or management since adoption of the Local Plan. Adequate provision for supporting waste management infrastructure and	The Local Plan policy remains up to date and consistent with national policy.

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	<p>The policy encourages on site waste management, treatment of waste as a resource and supports the Council's Waste Strategy.</p> <p>It also sets out a positive framework for consideration of waste management facilities and is supported by identification of potential suitable locations on the Policies Map.</p>	<p>National Planning Policy for Waste was published in 2014.</p> <p>Paragraph 3 sets out that Council's should establish the need for waste management facilities and set out a strategy to drive waste management up the waste hierarchy.</p> <p>Paragraph 4 identifies that Council's should identify in Local Plans sites or areas for new or enhanced waste management facilities.</p>	<p>collection is an integral component of the council's consideration of other development proposals where, for example the major implications for waste generation and collection arising from the strategic allocations.</p>	
DM7.8 Protection of Waste Facilities	<p>The policy sets out the consideration the council would give to existing waste management facilities when development is proposed that would be close to or directly affect them. The policy also outlines how proposals for extension or intensification of existing facilities that are currently having an adverse impact on its surroundings would be expected to bring about reduction in the current harm caused to be permitted.</p>	<p>Paragraph 8 for National Waste Management Policy identifies that the impact of non-waste development on existing facilities should be considered to ensure they are able to operate and does not prejudice implementation of the waste hierarchy.</p>	<p>No major applications have arisen where waste management facilities may be affected by development proposals.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>
DM7.9 New Development and Waste	<p>Establishes criteria for new development including appropriate waste management during construction, provision for waste collection and use of</p>	<p>Paragraph 8 of national waste management policy identifies that non waste development should make sufficient provision for waste management, promote</p>	<p>The Council applies these principles through its Design Quality SPD and Transport and Highways SPD and seeks to ensure development is appropriate</p>	<p>The Local Plan policy is up to date and consistent with national policy.</p>

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
	innovative approaches such as communal collection where appropriate.	good design and include adequate storage facilities. It also identifies appropriate management of waste arising as part of construction.	designed to accommodate waste management and collection.	
S7.10 Community Infrastructure	The policy outlines the Local Plan's strategy to ensure local provision and resources for cultural and community activities are accessible to the neighbourhoods they serve. It reflects a positive framework for the delivery of community facilities, establishes that permission for re-use of buildings where the community's ability to meet its day to day needs for services is not reduced, and it sets out the role of Assets of Community Value.	Paragraph 20 identifies that Local Plan policies should establish a strategy for community facilities such as health, education and cultural infrastructure. In promoting healthy and safe communities' paragraph 93 identifies that Local Plan policies should plan positively for provision and use of community facilities to enhance the sustainability of communities and residential environments and guard against unnecessary loss.	Support for new community facilities is embedded in the Council's approach to considering planning applications and development. The council works closely with service providers such as NHS / CCG to understand needs and facilitate development and has identified health and community facilities as items that could potentially be funded through its CIL revenue. Amongst the most notable recent schemes are the current development of a new Health Centre at Elton Street, Wallsend.	The Local Plan policy remains up to date and consistent with national policy.
DM7.11 Telecommunications – Broadband, mobile phone masts and equipment	The policy sets a positive approach to the consideration of telecommunications. The policy encourages developers to integrate high speed broadband connectivity into development and sets a framework to consider specific proposals including equipment and installations. This includes design and visual impact considerations for stand alone installations and when sited on buildings.	Paragraph 20 identifies that Local Plan policies should set an overall strategy for infrastructure including telecommunications. Section 10 outlines national policy Supporting high quality communications. This establishes that policy should support the expansion of electronic communications networks (such as 5G)	High speed broadband internet has continued to roll out at pace across North Tyneside with expansion of networks from a range of providers both to new housing development and existing areas.	The Local Plan policy remains up to date and consistent with national policy.

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8. Area Specific Strategies				
AS8.1 The Wallsend and Willington Quay Sub Area	This policy sets the strategic approach to the Wallsend and Willington Quay sub area. It addresses a series of priorities and potential interventions for the area in relation to homes, jobs and the public realm.	Paragraph 82 establishes that Local Plans should respond to local policies for economic development and regeneration. Paragraphs 93 and 94 further outline the role of policy in supporting regeneration, and ensuring that shops, facilities and services are able to develop and modernise for the benefit of the community.	Within Wallsend key development at the town centre have taken place since adoption of the Local Plan with development of a new food store and parking provision and work underway on a new health centre. The Council' is currently developing a new masterplan for the area and has successfully been awarded funding to support regeneration.	The Local Plan policy remains up to date and consistent with national policy.
AS8.2 The Forum Shopping Centre, Wallsend	Specific policy for The Forum Shopping Centre identifying an ambition to enhance its role, provide new retail floorspace, improve its appearance, support community facilities for Wallsend and provide improved accessible parking.	This area specific policy is supported by the wider principles of national policy to establish strategies for retail growth and investment in town centres.	Significant investment has occurred and work is ongoing with the owners of The Forum to continue to expand and improve its offer. Adjacent to the Forum new parking and retail facilities have been delivered.	The Local Plan policy remains up to date and consistent with national policy.
AS8.3 Portugal Place and High Street West, Wallsend	This policy identifies the need for specific intervention at Portugal Place. A mixed use area at a key gateway to the town centre and location of Portugal Place Medical Centres.	This area specific policy is supported by national policy principles to provide strategies for retail growth and investment and support housing delivery.	There have to date been no substantial developments at the Portugal place site. The ongoing medical centre development at Elton Street is expected to see the relocation of the current facility, creating a key opportunity for redevelopment.	The Local Plan policy remains up to date and consistent with national policy.
AS8.4 Key Green Spaces in Wallsend and Willington Quay	This policy focuses on the beneficial role of Wallsend Parks, and Wallsend Dene. It addresses the spaces' important role for recreation and in	This area specific policy is supported by national policy principles regarding management of open spaces, creation of coherent ecological networks and	Wallsend's Parks have seen substantial investment and provide a valuable resource for residents in an area that includes a number of high density residential areas. Key aims identified	The Local Plan policy remains up to date and consistent with national policy.

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	providing important green infrastructure links for biodiversity.	protection and enhancement of biodiversity value.	within the policy remain goals for the Council.	
AS8.5 Transport and Accessibility in Wallsend and Willington Quay	<p>This policy focuses on enhancing accessibility and encouraging walking, cycling and public transport in this sub-area. Particularly regarding:</p> <ul style="list-style-type: none"> • Bus services to the town centre, • Improving environment around the areas Metro Stations, • Encouraging walking and cycling between the town centre and the riverside. 	This area specific policy is supported by national policy principles regarding improving accessibility and promoting sustainable mode of transport.	Transport and accessibility in Wallsend remain a key priority for the Council and measures to continue improving the environment and safety for all road users are likely to form part of the Council's future regeneration aims for Wallsend.	The Local Plan policy remains up to date and consistent with national policy.
AS8.6 Improving Movement in Wallsend and Willington Quay	<p>This policy focuses on potential public realm and highway improvements along a number of key roads and streets in Wallsend and Willington Quay to provide:</p> <p>Tree planting, shared surfaces, addressing conflict between road users, improving green links along waggonways.</p>	This area specific policy is supported by national policy principles regarding improving accessibility and promoting sustainable mode of transport.	Enhancing the public realm and improving the environment and safety for all road users are likely to form part of the Council's future regeneration aims for Wallsend.	The Local Plan policy remains up to date and consistent with national policy.
AS8.7 Wallsend High Street Improvements	This policy focuses on potential improvements to Wallsend High Street with the objective of securing improvements for pedestrians that can help	This area specific policy is supported by national policy principles regarding enhancing character and promoting the vitality and viability of town centres and high streets.	Enhancing the attractiveness of High Street East and West in Wallsend for visitors remains a key priority for the Council.	The Local Plan policy remains up to date and consistent with national policy.

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	improve the retail environment and visitor experience.			
AS8.8 Wallsend Town Centre Public Realm and Conservation Area	The policy sets out a sensitive approach to managing public realm in Wallsend town centre to use good quality materials, and maintain and restore all aspects of public realm.	This area specific policy is supported by national policy principles regarding enhancing character and promoting the vitality and viability of town centres and high streets.	Enhancing the attractiveness of High Street East and West in Wallsend for visitors remains a key priority for the Council.	The Local Plan policy remains up to date and consistent with national policy.
AS8.9 Segedunum Roman Fort and Hadrian's Wall World Heritage Site	The policy reflects the special significance of Wallsend as a key location on the Hadrian's Wall World Heritage site and establishes the prominence that would be given to presence of the WHS in strategies for Wallsend.	Paragraph 206 specifically notes that Local Authorities should look for opportunities at World Heritage Sites to enhance or better reveal their significance.	The Council is working with Tyne and Wear Archives and Museums to deliver improvements to Segedunum Roman Fort and Museum and has this year secured funding for investment in the site.	The Local Plan policy remains up to date and consistent with national policy.
AS8.10 Town Hall, Police Court, Fire Station and Public Baths	This policy sets out a framework for bringing this important grade II listed cluster of civic buildings in Wallsend back into beneficial use.	Paragraph 190 is clear plans should set out a positive strategy for conservation and enjoyment of the historic environment.	The town hall complex has seen substantial investment with the business operating from a converted Public Baths and the Town Hall Business Centre proving successful in the rest of the complex.	The policy is largely delivered. Going forward the principles embodied by the policy remain up to date and consistent with national policy.
AS8.11 The North Shields Sub Area	This policy sets the strategic approach to the North Shields sub area. It addresses a series of priorities and potential interventions for the area in relation to homes, jobs and the public realm.	Paragraph 82 establishes that Local Plans should respond to local policies for economic development and regeneration. Paragraphs 93 and 94 further outline the role of policy in supporting regeneration, and ensuring that shops, facilities and services are able to develop and	Within North Shields key development at the town centre have taken place since adoption of the Local Plan with investment in Northumberland Square, continued success of the visitor economy at the Fish Quay whilst masterplan proposals for regeneration have been prepared.	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
		modernise for the benefit of the community.		
AS8.12 Fish Quay and New Quay	The policy supports continued development of Fish Quay and New Quay as a characterful, vibrant mixed use area.	This area specific policy is supported by national policy principles regarding creation of mixed, vibrant communities.	The Fish Quay and New Quay continue to prove an attractive destination for visitors and as a place to live and is an area of focus for the Council to secure further improvements in the environment, public realm and sustainable accessibility – in particular improving the areas links with North Shields town centre.	The Local Plan policy remains up to date and consistent with national policy.
AS8.13 The Beacon Centre and Wider Regeneration of North Shields Town Centre	<p>The policy signals the Council's support for refurbishment of the Beacon Centre and wider regeneration of North Shields town centre including,</p> <ul style="list-style-type: none"> • Enhancing pedestrian and cycle routes, • Broadening range and quality of retail units, • Enhancing appearance of the centre, at Saville Street and Bedford Street. 	This area specific policy is supported by national policy principles regarding enhancing character and promoting the vitality and viability of town centres and high streets.	The Council has developed a comprehensive masterplan for North Shields including a range of positive proposals for the Beacon Centre and town centre and the Council continues to work with the Beacon Centre to secure delivery.	The Local Plan policy remains up to date and consistent with national policy.
AS8.14 North Shields Town Centre Public Realm	<p>This policy focuses upon addressing heritage and townscape issues in a holistic way to deliver a high quality public realm, including:</p> <p>Use of good quality surfaces that encourage pedestrian movement,</p>	This area specific policy is supported by national policy principles regarding enhancing character and promoting the vitality and viability of town centres and high streets.	The Council has developed a comprehensive masterplan for North Shields that sets out delivery of many of these proposals. At Northumberland Square the Council secured Heritage Action Zone funding that is helping to deliver many improvements to historic buildings and the public realm across Howard Street and Northumberland Square.	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
AS8.15 The Coastal Sub Area	<p>Co-ordinated approach to installation of street furniture,</p> <p>Restoration of historic layouts and features,</p> <p>High standards of maintenance,</p> <p>Reducing dominance of bus stops at southern end of Bedford Street.</p>	<p>Paragraph 82 establishes that Local Plans should respond to local policies for economic development and regeneration. Paragraphs 93 and 94 further outline the role of policy in supporting regeneration, and ensuring that shops, facilities and services are able to develop and modernise for the benefit of the community.</p>	<p>Since adoption of the Local Plan the coast has seen a range of improvements including completion of a series of residential redevelopments, refurbishment of northern and central lower promenade and reopening of Spanish City as a retail and food and beverage venue.</p>	<p>The Local Plan policy remains up to date and consistent with national policy.</p>

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
AS8.16 Tourism and Visitor Accommodation at the Coast	This policy addresses proposals for new visitor accommodation (such as hotels or other facilities) and change of use of existing accommodation from use class C1 to other uses such as C3 residential and C2 residential care homes.	As tourism is a key economic sector for the coastal area national policies is supportive of strategies for its growth and development.	Development at Spanish City included the notable addition of a new hotel in 2017 and work ongoing to refurbish and extend the Park Hotel. Meanwhile, a general trend for conversion of existing hotels at the coast to residential or a more flexible range of residential uses has continued.	The Local Plan policy remains up to date and consistent with national policy.
AS8.17 Visitor Attractions and Activities at the Coast	<p>This policy highlights some of the key attractions that are vital to the visitor economy of the coast, and proposals for improvement – including:</p> <ul style="list-style-type: none"> • Restoration of Spanish City, • Refurbishment and improved visitor facilities at St Mary’s Lighthouse and headland, • Public realm improvements of Northern Promenade, • Redevelopment of High Point, The Avenue and Whiskey Bends. 	As tourism is a key economic sector for the coastal area national policies is supportive of strategies for its growth and development.	A number of major initiatives and regeneration proposals identified have now been completed with the Council continuing to work on projects such as refurbishment of St Mary’s Lighthouse.	The Local Plan policy remains up to date and consistent with national policy.
AS8.18 The Spanish City	This policy identifies the grade II Spanish City as a key site for investment to support the areas tourism offer.	As tourism is a key economic sector for the coastal area national policies is supportive of strategies for its growth and development.	The Spanish City has been successfully restored and opened to the public in summer 2018.	The objectives of this policy have largely been delivered. The underlying principle of support for the role of Spanish City in the areas economy and as a visitor destination remain up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
AS8.19 Whitley Bay Town Centre Public Realm	This policy outlined proposals to tackle townscape and heritage issues in Whitley Bay town centre in a holistic way. It includes supporting enhancements of shopfronts along Park View.	This area specific policy is supported by national policy principles regarding enhancing character and promoting the vitality and viability of town centres and high streets.	Whitley Bay and the Coast has seen substantial investment in public realm since adoption of the Local Plan whilst key streets such as Park View have been recognised as one of the best independent shopping streets.	The Local Plan policy remains up to date and consistent with national policy.
AS8.20 Coastal Evening Economy: Whitley Bay and Tynemouth	Recognising the importance of the evening economy this policy supports investment that grows Whitley Bay and Tynemouth particularly, whilst managing crime and disorder and supporting proposals that add vitality and viability to identified areas.	This area specific policy is supported by national policy principles regarding enhancing character and promoting the vitality and viability of town centres and high streets.	Whitley Bay and Tynemouth continue to be popular destinations providing a range of restaurant, bar and other activities for visitors.	The Local Plan policy remains up to date and consistent with national policy.
AS8.21 Residential Institutions in Whitley Bay	This policy responds to the prevalence of C2 residential institutions attracted to the coastal locations as a desirable location for retirement and extra care accommodation. The policy sets out a positive framework that intends to ensure additional consideration is given to the potential impacts of clustering of such uses.	National policy encourages development of mixed sustainable communities and provision of a range of house types to meet needs. This includes at paragraph 130 where it is identified that planning policies should ensure that developments sustain an appropriate amount and mix of development.	Applications for new C2 developments and conversion of existing buildings to C2 have continued to be received and permitted in Whitley Bay including at the site of the former Marine Park and Coquet First School and former Rex hotel.	The Local Plan policy remains up to date and consistent with national policy.
AS8.22 Coastal Green Links	This policy establishes support for improving the cycle network along the coast.	In supporting sustainable transport and promoting health and safe community national policy identifies that planning policy should include strategies	Following temporary cycling measures introduced to give greater space to non-car modes during the covid 19 pandemic, in 2021 the Council consulted on a Seafront Sustainable Route. This route would link North Shields Fish Quay	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
AS8.23 Coastal Transport	This policy considers a range of measures and objectives for sustainable transport working in partnership with transport providers, Nexus and the community. Key aims include improving the street network connecting Whitley Bay town centre and Tynemouth with the sea front, and maintaining adequate car parking provision that serves the coast with improved access for sustainable transport.	for improving cycle connections and accessibility.	with St Mary's Lighthouse in Whitley Bay.	The Local Plan policy remains up to date and consistent with national policy.
AS8.24 The North West Villages Sub Area	This strategic policy outlines the range of objectives for the North West including: <ul style="list-style-type: none"> • Improving transport connectivity, • Enhancing the areas image and identity, • Bringing a range of potential development sites into beneficial use. 	This area specific policy aligns with a number of national policy approaches regarding sustainable modes of transport, accessibility, and effective use of land.	A number of the key sites identified for redevelopment in the area have been brought forward for development or benefit from Permission in Principle. The Council continues to work with partners to support sustainable transport provision and accessibility.	The Local Plan policy remains up to date and consistent with national policy.
AS8.25 North West Villages Public Realm	This policy sets out potential measures to improve the north west villages public realm, including: <ul style="list-style-type: none"> • Use of signage welcoming visitors at entrances to the borough and each 	This area specific policy is supported by national policy principles regarding positive strategies to enhancing character of the built and natural environment.	A range of work has been complete and is underway to improve accessibility across the North West including work underway to improve signage of the Borough's waggonway network, that plays a prominent role in connecting north west settlements.	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
	<p>settlement/village to strengthen each areas' identity,</p> <ul style="list-style-type: none"> • Ensuring key attractions and facilities are well signposted, • Promoting the ecological and heritage value of the area, • Ensuring use of good quality street furniture and ground surfaces, and quality maintenance. 			
AS8.26 Opportunity Sites in the North West Villages	The policy identifies seven specific sites across the north west where the council will work positively with the landowners to bring the land back in to beneficial use.	This area specific policy is supported by national policy principles regarding positive strategies to enhancing character of the built and natural environment and making effective use of land.	<ul style="list-style-type: none"> • Drift Inn – planning permission for 9 dwellings, permitted 2022 • Western Terrace, Dudley – planning permission for 20 dwellings, permitted 2017 • Land adjacent No.1 Coronation Street, Annitsford – small gap site (equivalent to a single dwelling). No update. • Garage Site, Annitsford Drive – no update • Former Dudley People's Centre – 14 dwellings permitted 2015 now complete. • Former Dudley Miner's Welfare – 11 dwellings permitted 2020, now built out. • Former 89 Station Road, Camperdown – Permission for 40 dwellings permitted 2016, now complete 	Whilst delivered in part the Local Plan policy remains up to date and consistent with national policy.
AS8.27 Sustainable Transport and Traffic Management for the North West Villages	The policy outlines the goal of improved linkages between villages in the North West and beyond with support for:	This area specific policy aligns with a number of national policy approaches regarding sustainable modes of transport, accessibility.	The Council is progressing its programme of improvements to the Waggonways. Highways works have recently commenced at Weetslade roundabout (A189/A1056 junction)	The Local Plan policy remains up to date and consistent with national policy.

List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
	<ul style="list-style-type: none"> Improving bus services, Protecting and enhancing waggonways, Suitable road cross measures, Appropriate traffic calming. 		providing improved highway safety for all users.	
AS8.28 Former Engineering Research Centre	This policy considers options for the use of the Grade II* listed Environment Research Station and School of Engineering Buildings at Harvey Combe, Killingworth. The policy sets out uses should have no unjustified adverse effect upon heritage significance. With uses identified including office, light manufacturing and retailing.	This area specific policy response to provision in NPPF for positive strategies that conserve and increase enjoyment of the historic environment.	Following the Council's relocation to Quadrant at Cobalt Business Park, the facility at Killingworth was vacant for a number of years. After extensive review of its estate the Council has since reinvested in the Killingworth site as an office. Staff began moving back into the building in late 2021.	The Local Plan policy remains up to date and consistent with national policy.

9. Implementation and Monitoring

S9.1 Local Plan Implementation and Monitoring	This policy is focused upon ensuring the Council maintains an understanding of the implementation of the Local Plan policy – reported through its Authority Monitoring Report – and takes measures where any specific policies are not being implemented or identified requirements are not met.	Town and country planning (local planning) regulations set out that Councils must prepare an Authority Monitoring Report, and defines the minimum requirements for monitoring. National policy identifies at paragraph 33 that policies should be reviewed to assess whether they need updating at least once every five years.	The Council reports key findings regarding delivery and implementation of the Local Plan in its AMR, published on its website. In keeping with the provision of NPPF and updated planning regulations it has undertaken a review of the overall status of the Local Plan now that it is more than five years old.	<p>The Local Plan policy remains up to date and consistent with national policy.</p> <p>Having undertaken this assessment, the finding that housing land supply presently falls short of the Local Plan requirement is notable. The Council is consequently progressing actions to assist in bringing forward development including actioning the criteria identified in S9.1, including:</p> <ul style="list-style-type: none"> Review the delivery of site-specific allocations,
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List of Policies	Key policy aim(s)	National Planning Policy Framework	Notes on implementation and monitoring	Assessment of status
				<ul style="list-style-type: none">• Reviewing mechanisms for financial contributions (in particular use of its Community Infrastructure Levy funds),• Re-focusing on work with partners such as Homes England and North of Tyne Combined Authority to support delivery, as well as partners such as National Highways and Nexus.
