

Creating a vision for Chopwell



Draft Chopwell Masterplan
March 2009

Chopwell Masterplan

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Introduction

This document is the draft masterplan for Chopwell. The purpose of the masterplan is to identify the causes of problems within the village, and build upon the village's inherent strengths, and link this to spatially and thematically targeted interventions. The masterplan is not just a housing plan it adopts a neighbourhood centred perspective. The masterplan will also assist in bringing forward the Chopwell Heartlands housing site for housing following the sites deletion as part of the 2007 Unitary Development Plan public inquiry.

This work has been informed by the findings of Gateshead Rural Housing Strategy – Action Plan completed by Social Regeneration Consultants during 2007 that highlighted the need for a range of measures for Chopwell, to make a case for future investment and examine future interventions.

The Council's Cabinet approved a report on 4 March 2008, authorising officers to develop a framework, to create a phased and prioritised approach to the regeneration of Chopwell.



Executive Summary

This masterplan has been prepared by Gateshead Council, and sets out the main objectives, for future intervention, and regeneration of Chopwell. The masterplan has been prepared in response to community consultation, and the outcomes of the Rural Housing Strategy undertaken during 2007.

The masterplan proposes to “**promote Chopwell, its rural location and community infrastructure, as an attractive and sustainable place where people want to live.**” In order to deliver this vision a number of key objectives have developed to deliver regeneration in Chopwell:

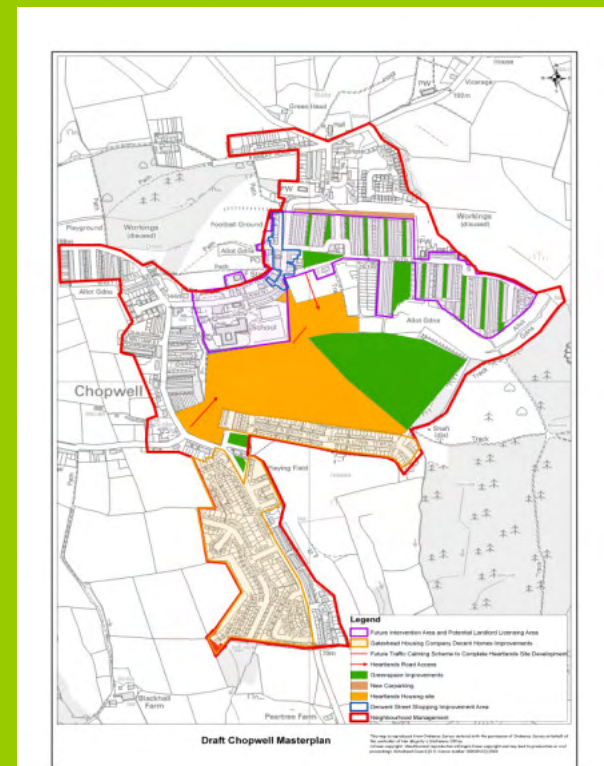
- **Enable people to choose to live in Chopwell** – through the development of Chopwell Heartlands housing site.
- **Support, retain and develop economic development** – through support for the local shopping facilities and services on Derwent Street, and the aspiration for Live / Work homes within the village.
- **Create sustaining and balanced communities, through investment and regeneration** – by creating a mix of high quality housing, and public and private investment within the village
- **Protect and enhance the local environment** – through environmental improvements in key locations within the village
- **Tackle the problems of low demand and poor housing conditions in the private rented stock** – by undertaking further consultation with local residents and relevant partners with a view to submitting an application for Landlord Licensing in the River Streets area.

In order to bring forward the Chopwell Heartlands site a draft Planning Brief has been prepared as part of the masterplan. This sets out the aspirations and requirements for residential development on the Chopwell Heartlands site, and it is envisaged that the site will be developed as part of the Council's forthcoming Joint Venture Vehicle.

It is proposed that an application is made to the Department for Communities and Local Government for Landlord Licensing of the River Streets area of Chopwell.

In addition there are also proposals for public realm improvements and business support for the local shopping facilities on Derwent Street, and environmental improvements to frontages and open spaces within the village. It should be noted that implementation of these actions will be subject to the availability of the necessary resources.

The final masterplan will be used to deliver the initiatives proposed over a 15 – 20 year period, subject to resources, and in particular will be used as evidence to support future funding bids.



Background

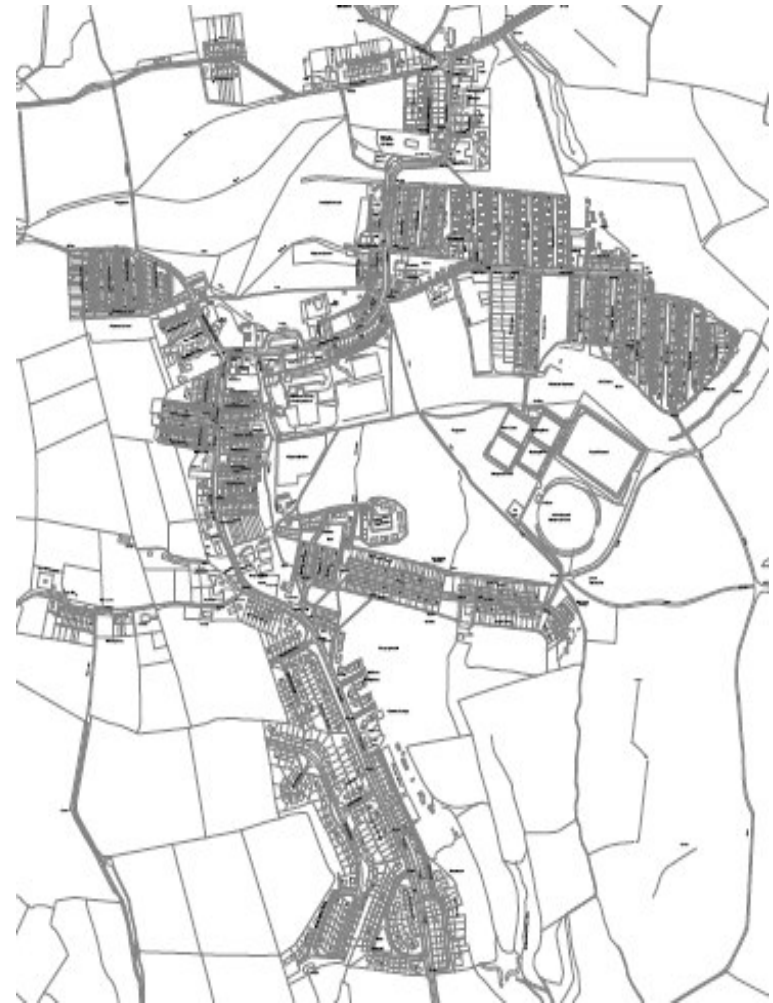
Chopwell village is located in the west of Gateshead Borough and approximately 12 miles from Gateshead town centre. It forms part of the Chopwell and Rowlands Gill ward. The population at the 2001 Census was 3,687, living in approximately 1870 households. (including Blackhall Mill).

Originally a mining village, Chopwell was nicknamed "Little Moscow" in the 1920s because of the strong support of the local community for the Communist Party. Indeed, it counts "Marx Terrace" and "Lenin Terrace" among its street names. The pit closed in November 1966 and lack of local employment opportunities has been an issue for residents ever since.

In 1974, Chopwell became part of the Metropolitan County of Tyne and Wear and Gateshead Borough, having previously been part of the County Durham and Blaydon Urban District administrative areas.

Chopwell's population has been declining in recent years, partly due to a reduction in the number of households, but also as a result of some out-migration, particularly by young people – something that has put pressure on the new local primary school. There has, however, been little significant change in the housing stock – a mix of older Victorian terraces and more recent Council housing, now managed by the Gateshead Housing Company. The run-down appearance of its main street, particularly at the north end, and the poor quality of some of its terraced houses creates the impression of a village in need of early regeneration.

Chopwell has a reasonably strong and well-organised community, proud of its heritage, but finding it increasingly difficult to cope with its changing economic and social circumstances. Despite being surrounded by some of the best countryside Gateshead has to offer, Chopwell remains relatively isolated in the Borough.



Key Issues

The key issues facing the village can be summarised as:

- a lack of locally available employment opportunities relatively high numbers of people who are retired, on income support, housing benefit and disability living allowance;
- relatively low aspirations amongst the community;
- a declining and ageing population impacting upon school roles and the general viability of facilities and services in the longer-term;
- poor access to employment and major retail centres owing to Chopwell being a relatively isolated community with limited routes into and out of the village, served by a limited public transport service and low car ownership rate;
- limited housing choice, with relatively high numbers of older terraced properties and high levels of private rented property, particularly in the Rivers Streets, and a lack of larger family houses coupled with limited opportunities for new housing development; and,
- the main shopping street now looks rundown with increasing numbers of vacant shops.

The village's main assets include:

- an interesting location (and history) with fine views in places and good access to the extensive Chopwell Woods and surrounding countryside;
- its position, within 30 minutes by car of Tyneside, Durham and Hexham making it a potentially ideal location for commuting;
- an established and active community with strong community and residents associations;
- a broad range of community facilities including shops, youth and community centres; and,
- a new school, children's centre, sports facilities and parks and open spaces - all of these key facilities are under community control.



Current Policy Position

Vision 2030

Gateshead's Sustainable Community Strategy Vision 2030 was adopted during 2007, and provides the vision to develop the borough into a sustainable and exciting place to live, work and do business between now and 2030.

Six big ideas for the borough were created in order to deliver this vision and these are each key to the Chopwell Village masterplan, and the overall regeneration of Chopwell:

City of Gateshead:

- Maintain and increase population levels in Chopwell.
- Make sure Chopwell is a safe place to live and visit.

Gateshead goes Global:

- Attracts new residents to Chopwell.
- Develop the skills and knowledge of Chopwell residents.

Creative Gateshead:

- Recognise and preserve Chopwell's heritage and culture.
- Has local people taking part in learning throughout their lives.

Sustainable Gateshead:

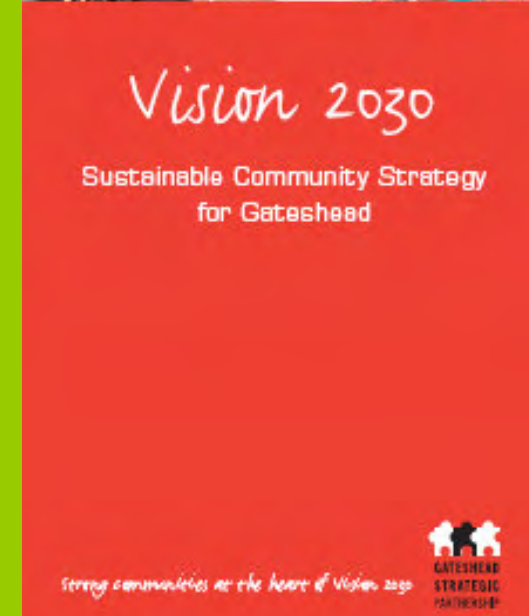
- Sees Chopwell's economic performance exceeding the national average.
- Improves and protects Chopwell's local environment.
- Creates attractive housing that meets local needs.

Active and Healthy Gateshead:

- Have more opportunities for Chopwell residents to make positive lifestyle choices to improve their physical and mental health.
- Support vulnerable and older residents to lead fulfilling lives.

Gateshead Volunteers:

- Positively encourages community and volunteer schemes to deliver local services.
- Involves local business to support volunteers.



West Area Forum

During 2007, an Area Forum was set up for each of the five neighbourhood management areas of Gateshead Borough – Central, East, Inner West, South and West. The Forums bring together the Council, the Health Service, the Police, the Fire service, the Gateshead Housing Company, the voluntary sector, Nexus and other local organisations to co-ordinate and monitor local services, solve problems and help local people to have a voice.

The West Area Forum has highlighted the Chopwell Village Masterplan as an item on its work programme.

Rural Housing Strategy

The Rural Housing Strategy was completed in 2007 by Banks of the Wear and Northumbria University, and developed a comprehensive housing strategy for the rural parts of the Borough, in particular Chopwell and Kibblesworth. The strategy and subsequent action plan for Chopwell were summarised as follows:

- There is enough potential support from the local authority's strategic partners to initiate the planning stage of a regeneration programme in Chopwell.
- Early work is needed with the local authority and through its private sector partners, to bring the large potential housing sites in Chopwell that were identified in the UDP, but removed by the Inspector, into development within the next two to three years. These developments would significantly improve the future sustainability of Chopwell.
- Work should be undertaken on a Chopwell Village Regeneration Masterplan to agree future investment in the village.
- The Village Regeneration Masterplan must place a strong emphasis on community engagement, aiming for a high level of consensus from local people on the right way forward and building on the already strong community networks and infrastructure in the village.

Government Office North East (GONE) and Department for Communities and Local Government (DCLG)

The Chopwell Heartlands was allocated as a housing site in 1977, and

remained a housing site until the 2007 Unitary Development Plan public inquiry, where the allocation was removed due to concerns with the deliverability within the plan period and an overapplication of housing numbers. There was a caveat that the site be readdressed as part of the Local Development Framework (LDF)

Discussions have been held with GONE regarding taking forward the Heartlands site for housing in the absence of a housing site allocation in the UDP (2007). They have indicated that they will consider new housing on this site to be acceptable provided it is allocated as part of a comprehensive masterplan and Planning Brief developed in consultation with the local community.

In addition, New castleGateshead has been allocated Growth Point Status. This will encourage and promote housing and economic growth within New castleGateshead. The Chopwell Heartlands site has been included as one of the Growth Point sites, and there is an opportunity for funding to be allocated to assist its development. The delivery of this programme will be monitored by the newly formed Homes and Communities Agency.

Local Development Framework (LDF)

In Gateshead, the principal planning document remains the Unitary Development Plan which was adopted in 2007. This will be superseded by the LDF and Gateshead Council is currently in the statutory process of consulting on the Core Strategy Issues and Options. It is anticipated that the Core Strategy will be adopted during early 2011.

While the emerging Gateshead LDF Core Strategy will reflect the ambitions for housing growth, the land use allocations set out in the UDP will continue. However, these will be superseded by a replacement 'Allocations Development Plan Document' which would identify land use and sites for future development, this is due for adoption during late 2011.

If appropriate, in the future the Chopwell Village Masterplan could be converted into an Area Action Plan or Supplementary Planning Document to align with the LDF.

Community Profile

Community networks

Chopwell has an extensive and very active community network and there is an excellent community spirit. The Community Association actively manages the Chopwell Community Centre and the Youth Club, and operates as a social enterprise. There is clearly scope to extend community asset ownership and management further in the village.

The Chopwell Residents' Association was instrumental in the development of a Neighbourhood Plan for the Rivers Streets. The Residents' Association holds regular meetings and covers the whole village.

A Rivers Streets Neighbourhood Watch group has been established following intensive multi-agency activity called 'Operation Goldfinch'. There are approximately 90 members in the Rivers Streets and it is hoped that it will move into the wider village. They operate within the residents' association structure and they have received a 'Taking a Stand' award from the Home Office.

Community facilities

The village is well served by a range of community facilities and it is considered to be one of the best resourced villages in the Borough.

Facilities include the following;

Chopwell Children's Centre

A Sure Start programme has been developed in partnership with Chopwell Primary School. Within the school is the Tree Top Nursery for children aged six weeks to pre-school. This works in partnership with the school nursery to provide an integrated childcare and education service.

Chopwell Community Centre

Located on Derwent Street, next to the library and managed by the Community Association, the Centre provides a mix of activities for the local community.

Chopwell Library

The services available include: lending of books and CDs, public computer service, photocopying and fax, Council and tourist information, and local history information.

Regular meetings and events are held at the library and there is an adjacent community office available for hire.

Chopwell Pioneer Centre

The Pioneer Centre opened in 2004 and offers 'state of the art' sports and recreation facilities within the grounds of Chopwell Primary school. A multi-use games area was installed during 2007.



Chopwell Youth Centre

The Youth Centre provides three youth club sessions a week through the Council's Youth and Community Learning Service. The Community Association owns and manages this building. There is a wide and varied programme of activities for children aged 11 to 19 years.

Chopwell Park

The Park offers a range of leisure activities including cricket wickets, a football pitch and a bowling green. Security fencing has recently been erected to prevent vandalism and an investment programme is being drawn up for the park to improve the facilities and boundaries. Casual ball games space is also available on the area known as 'The Green'.

Community Safety

In 2001/2 the Chopwell and Rowlands Gill wards was ranked 18th in terms of overall crime out of 22 wards across the Borough and 19th in terms of disorder. However, this does not mean that Chopwell itself is a relatively crime and disorder free village. As in most neighbourhoods, this is an issue that always figures highly amongst resident's concerns.

2004/05 Police statistics for Chopwell North showed that burglary, theft from vehicles and criminal damage were higher than the average for Gateshead, the latter two significantly higher. Statistics for Chopwell South showed that sex crimes were higher than the average for Gateshead, but all other crimes were lower.

Other crime and safety issues are:

- Crime and anti-social behaviour problems are cyclical. They peaked in 2001/2, after which a landlord accreditation scheme was launched and again in 2005, which led to Operation Goldfinch. This was an intensive two week campaign of enforcement and doorstep consultation, which led to a street representatives system being established in the Rivers Streets.
- The Police have a dedicated Neighbourhood Beat Manager, based in Whickham, whilst the centralised neighbourhood warden's service covers the village on an 'as required' basis. They are normally quite visible on the streets but there are still crime problems in the village. However, at present they are felt to be under control. Crime levels are often associated with individuals moving in and out of the village.
- In the Rivers Streets, one particular street where 70% of the houses are privately rented, is a crime hot-spot.
- The social rented stock and some owner occupier residents also contribute to antisocial behaviour and crime problems in the village.

Education

Chopwell Primary School was re-built in the 1990's. The latest Ofsted report describes it as 'a fairly effective school that offers satisfactory value for money.' It has recently downsized, releasing two classrooms for the new Children's Centre.

The current position is reasonably stable, but future projections indicate falling rolls. There is, however, no threat of closure. Secondary education is provided mainly by Hookergate School in High Spenn, approximately two miles from the village.

Employment, income and deprivation

The only available information about employment comes from the 2001 Census. The statistics show that Chopwell is performing marginally worse than Gateshead on most indicators and significantly worse than England as a whole.

Employment	Chopwell (024B and 024C)	Gateshead %	England %
People aged 16-74: Economically Active Employees full time	33.5	38.06	40.81
People aged 16-74: Economically Active employees part time	12	12.11	11.81
People aged 16-74: Economically Active self employed	4.2	4.53	8.32
People aged 16-74: Economically active: unemployed	5	4.04	3.35
People aged 16-74 Economically Active: full time student	2	2.01	2.58
People aged 16-74 Economically Active: retired	18	15.90	13.54
People aged 16-74 Economically active: looking after home	7.6	6.37	6.52

In 2005 for Chopwell South, there were more people on disability living allowance, incapacity benefit, income support, state pension, council tax benefit and housing benefit than for Gateshead as a whole, the latter three significantly higher. At the same time in Chopwell North, there were more people on incapacity benefit, income support and jobseekers allowance than for Gateshead as a whole.

Apart from the local shopping area, and some small scale industrial units and other services, the village lacks a local employment base. This is further hindered by the lack of available employment land, and most residents commute to other areas for employment.

Health

There is a modern and accessible General Practitioner's surgery in the middle of the village, with space for two GP's.

The Pioneer Centre also has additional health consulting rooms in their building that offer services including podiatry, speech and language therapy and family planning.

A range of health professionals based at the Sure Start Children's Centre, the Pioneer Centre and the Primary Care Trust all work closely to meet the needs of young children and their families.

Health statistics available through the 2001 Census are as follows. Once again they show that people in Chopwell are less healthy than those in Gateshead and significantly less healthy than England as a whole.

Health	Chopwell 024B and 024C %	Gateshead %	England %
General health good	58.5	62.58	68.76
General health fairly good	26.5	23.70	22.21
General health not good	16	11.98	9.03
People with long-term limiting illness	28	23.92	17.93

Housing

Chopwell has a low proportion of recently built or new housing with only 60 new homes being added to the existing stock in recent years. This includes the Bellway Meadow View housing development, a self build development on the old school site and housing for sale in the monument area at the extreme north of the village on the site of a former social club.

Nomad Housing has also built 2 bed bungalows for rent, aimed at older people, with funding provided through the Housing Corporation. There is a local demand for self build houses within the village, and the local area.

Nearly two thirds of the housing stock in Chopwell is terraced, with a high level of private renting, especially in the Rivers Streets. The large number of absentee landlords means that many of the rented properties are poorly managed, creating tensions within the streets concerned and the wider community. The voluntary landlord accreditation scheme has helped, but has not solved this problem.

There is a lack of three and four bedroomed properties in the village. In 2004/5 average prices for houses in Chopwell South were £78,000 and in Chopwell North £92,000 compared to the average for Gateshead of £117,000. 92% were in Council Tax Band A and 106 properties were unoccupied.

Gateshead Housing Company currently manages 340 properties in the village, including a number in the Rivers Streets. Turnover is low – less than 5% annually – a good indicator of a stable community. There are a few management issues, but the Company has its own anti-social behaviour team and considers that problems are under control. This team works closely with the neighbourhood wardens.



Shopping

The village is reasonably well provided with shops, although Derwent Street now has several vacant properties, with 29.2% (a total of 7) of the shop units vacant during 2007-2008

The centre suffers from a rundown appearance and poor conversions of vacant retail units into residential units. The Co-op is the largest food store and is well used. There is also a Spar, a number of hot food takeaways, off licences and a few specialist outlets, including a Post Office, which recently moved from the outskirts of the village to the local centre.

The local centre is important to the local community because of the isolated position of Chopwell in Gateshead, and the low levels of car ownership.



Transport

Car ownership in the village is considered to be low in comparison with other parts of the country. 42% of households had no access to a car at the time of the 2001 census, in line with the Borough average, but nearly double the national average. However, even with this low car ownership there are pockets of Chopwell that experience problems with availability of car parking spaces. This is particularly prevalent in the River Streets with its high density terraced housing and lack of off street car parking.

Due to the low car ownership the buses serving the village are important, particularly for young and elderly people. The bus service is half-hourly, but it does not necessarily take people to the places they want to go. Buses go to Newcastle city centre, the MetroCentre and Consett but there are no direct services to central Gateshead. Residents also feel the service is unreliable, with buses often running late, and not observing all the stops in the village. However, there have been improvements in bus stock over recent years, including new low floor buses to cater for elderly and disabled users.

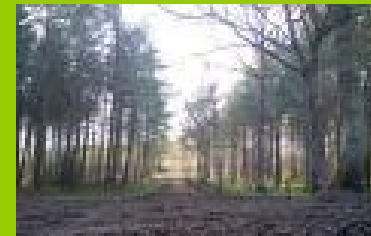
There are only two main routes in and out of Chopwell and the village is not on a regularly used through route, this adds to the sense of isolation.



Chopwell Wood

Chopwell Wood is a large 360 hectare Forestry Commission mixed woodland that adjoins the communities of Chopwell, High Spenn and Rowlands Gill. The woodland has a long tradition of community involvement and engagement through the Forestry Commission and Friends of Chopwell Wood.

The annual Chopwell Forest festival held every July is considered to be one of Britain's leading forest festivals. In July 2008, several thousand people attended this event.



Public Consultation

A community consultation was undertaken during September 2008 to launch the Masterplan and identify local issues. Leaflets were delivered to every house in the village telling them that work was starting on the Masterplan and inviting them to attend one of the events that were held at the Methodist Church, the Community Centre and Bolton's Bungalows between 3 - 12 September 2008. The same information was presented at the events and a questionnaire was also posted on the Council's website. Approximately 200 people attended the events, 173 questionnaires were returned, with 47 of these being completed online via the Council's website.

The main findings of the consultation were:

- There was a low response rate from private tenants, with the majority of respondents being owner-occupiers.
- A large number of residents highlighted that the overall quality of housing in Chopwell is poor, however this is perceived to be in other areas of the village rather than their own street and/or home.
- Residents have significant concerns with the current management of privately rented housing and there is significant support for licensing of landlords in the village.
- Residents find the quality of shopping facilities poor and the most popular suggested improvements were to shop fronts and concentrating shopping facilities towards the north end of Dewent Street.
- The majority of residents are satisfied with the quality of open space, recreational facilities and the overall environment. Improvements to allotments was the most popular choice to improve the local environment and open space.
- The majority of respondents are dissatisfied with car parking provision, particularly in the Rivers Streets and Dewent Street shopping area.
- The biggest priority for regeneration was identified as the "management of existing housing", followed by "shopping facilities", "parking" and "new housing".

- Overall 77% of respondents agreed with the suggested improvement ideas and only 6% disagreed (the remaining 17% didn't know if they agreed or disagreed with the ideas at this stage).

In 2006, as part of the Rural Housing Strategy, Northumbria University and Banks of the Wear carried out a resident's survey where 165 people were interviewed. The main conclusions were:

- Relatively low satisfaction levels with the appearance and reputation of the area, the choice of housing and range of shops compared to rest of Gateshead.
- Concern about the amount of property owned by private landlords and the anti-social behaviour of some private tenants
- Concern about vandalism and hooliganism, but less about crime than in the borough as a whole.
- Car ownership was low, as were satisfaction levels with public transport.
- 80% of interviewed households had two residents or less.
- 70% had lived in the village for at least 5 years, 60% for over 10 years.
- Most of those who were planning to move wished to stay within the village, hoping for a larger or different type of property.



Proposals

Vision

The vision for Chopwell is built on harnessing the area's rural location and inherent community values. The vision is:

"To promote Chopwell and its rural location and community infrastructure, as an attractive place where people want to live."

This vision will be achieved through the following objectives that have been developed following the analysis of the village, The Rural Housing Strategy report and public consultation;

- Enable people to choose to live in Chopwell
- Support, retain and develop economic development
- Create sustaining and balanced communities, through investment and regeneration
- Protect and enhance the local environment
- Tackle the problems of poor housing conditions and disrepair in the private and social housing stock

It is proposed that the objectives will be delivered via a number of multi-disciplinary measures to regenerate Chopwell, over a 15-20 year time period;

New Housing Area - Chopwell Heartlands Site

This is a key opportunity site for new development in the heart of the village. The site offers an opportunity to provide a mix of housing for existing residents and to expand the community by drawing in new residents.

The majority of this site is greenfield, but also includes the former Council bungalows at Pennine View and Broomfield Crescent, allotments and garages.

Detailed information regarding the development of this site can be found in the Heartlands Planning Brief attached at Appendix A.

River Streets Future Intervention Area

This is an area for potential future investment. This would include an application to be submitted to the Department for Communities and Local Government (DCLG) for landlord licensing, subject to necessary consultation.

Improvements to the River Streets

This could involve potential open space and environmental improvements to the River Streets, to improve the visual appearance of the housing and the public realm to create more confidence in the area.

Car parking for the River Streets could also be provided on low-grade public open space that adjoins the northern edge of the streets, this would help to relieve existing car parking pressures within the River Streets. These spaces would be for general use and not restricted to individual households.



Decent Home Improvements to Council Housing

During 2010/11 Gateshead Housing Company will be investing £4 million renovating Council owned housing stock in the village. Properties may benefit from a variety of works including replacement windows, heating system, bathrooms and kitchens. This will increase the sustainability of the Council housing stock and will improve the overall appearance of the housing.

Improvements to Derwent Street

This could include public realm improvements to the shopping area to improve its appearance and consolidation to make it more viable. Possible improvements could include new paving, street lighting, seating and car parking. Such works could be complimented by grant-aided improvements to shops to restore traditional fronts and uniformity in the village centre. This would help to reinforce Derwent Street as the retail centre of the village, to create confidence and to retain the existing shops and services.

Business support will also be available to local businesses via Business Link and the Economic Development service



Open Space Improvements

As part of the Heartlands housing development new open space and play facilities will be created to meet the needs of new residents and to improve the open space facilities for the village.



Allotments Improvements

This could include the rationalisation and improved management of existing allotment plots through the establishment of a local allotment association. This would help to improve the overall management of the allotments within Chopwell, and help to release vacant allotment sites to the existing waiting list.



Neighbourhood Management

This will continue to ensure a community presence within the neighbourhood, focusing on community safety and the environment. This will also involve constant communication with the local community to build early community confidence and will help to develop a more active and engaged community.



Delivery

The Chopwell Village masterplan has been produced to establish a vision and long term plan for the area. The masterplan is designed to be flexible and responsive to changing circumstances. Its intention is to clearly identify what changes need to be made in the neighbourhood to improve the housing market and make the area a sustainable community into the future. It is also designed to provide some certainty of what scale and type of change is planned for the future. This will allow both the public and private sector focus their investment plans and work together in achieving the vision for a more sustainable neighbourhood.

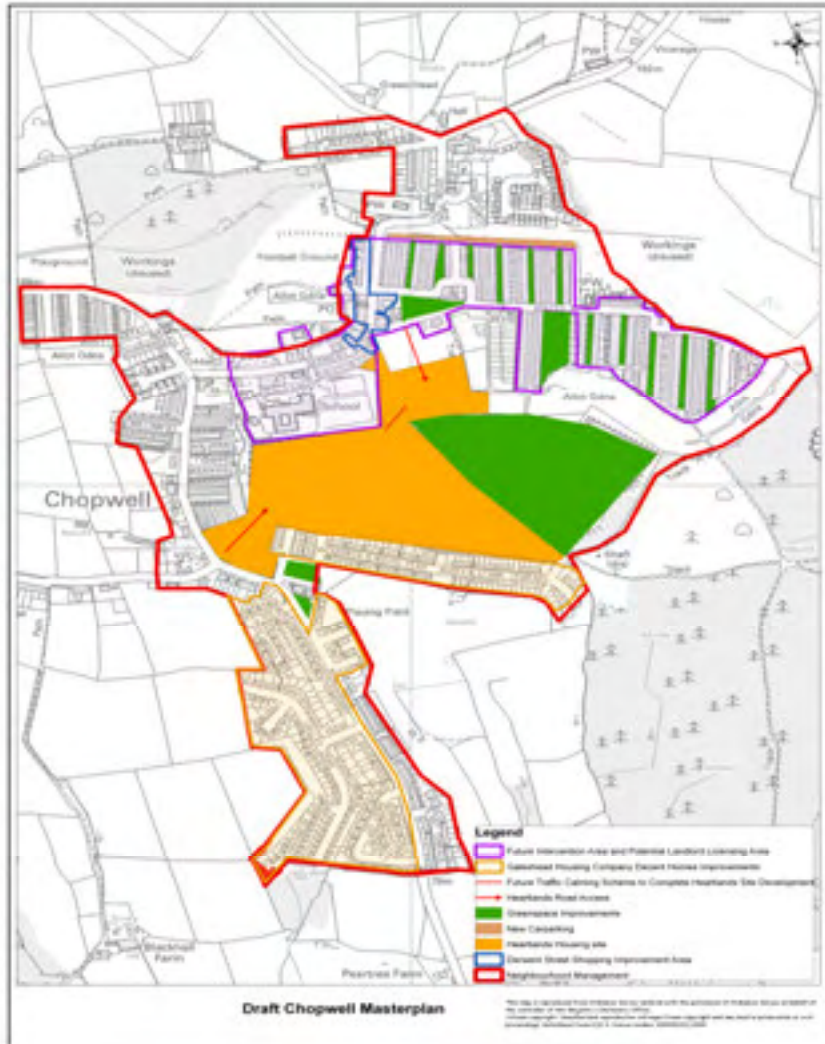
The scale, type and location of change proposed in the masterplan has been developed following detailed analysis and community consultation. This has included analysis of the housing market, socio-economic and demographic data and a careful analysis of the housing market, socio-economic and demographic data and a careful assessment of the place and its physical strengths and weaknesses. The proposals put forward are at a level of investment considered necessary to ensure the provision of a range of house types and tenures in a good quality environment with local services in order that the area becomes a more sustainable community.

The scale of improvement and development will be dependent on the necessary funding and being made available from the public and private sector, and this masterplan will be used to support bids for funding to deliver the masterplan.

Due to the multi disciplinary nature of the masterplan there is a requirement to undertake a partnership approach to deliver the actions proposed in the masterplan. The delivery of the masterplan will be project managed by the Planning and Environmental Strategy service, with regular project management meetings created in order to monitor the delivery and ensure cross discipline coordination within the Council and other partners. Due to the nature of the improvements and existing community infrastructure, it will be essential that local residents are engaged in the delivery and decision making processes through regular meetings and consultation.

Task Name	Project Lead	Project Support	Delivery Timescales
New Housing on Chopwell Heartlands	Planning and Environmental Strategy	Joint Venture Team, Property Services, Development Control	Medium – Long-term 2010 onwards
Landlord Licensing Application	Private Sector Housing		If the application is successful, late 2009 onwards
Decent Homes Work	Gateshead Housing Company	Housing Strategy	Short – term, to be undertaken during 2009-10 financial year
Improvements to Derwent Street	Planning and Environmental Strategy	Economic Development, Neighbourhood Management, Transport and Highways, the local community	Medium term
Open Space Improvements	Planning and Environmental Strategy	Neighbourhood Management, Local Environmental Services, the local community	Medium term
Allotments Improvements	Neighbourhood Management	Local Environmental Services, Property Services, allotment holders and the wider community	Medium – long-term
Improvements to the River Streets	Private Sector Housing	Planning and Environmental Strategy, Transport and Highways, residents of the River Streets	Medium term
Neighbourhood Management	Neighbourhood Management		Continuously

Chopwell Masterplan Intervention Plan



The masterplan will be monitored using the relevant indicators from Vision 2030 and the Local Development Framework's Annual Monitoring Report.

The implementation of the masterplan will be long term commitment over the next 10 years, and the scale of change will be dependent on a mixture of public and private sector funding, in particular through the Council's Joint Venture vehicle. However, the purpose of the masterplan is to provide a vision and framework for all funding partners and investment decisions. Co-ordinating and maximising this investment will be an important requirement for the delivery of the masterplan.