

Gateshead LDF Core Strategy Issues and Options Consultation 2008

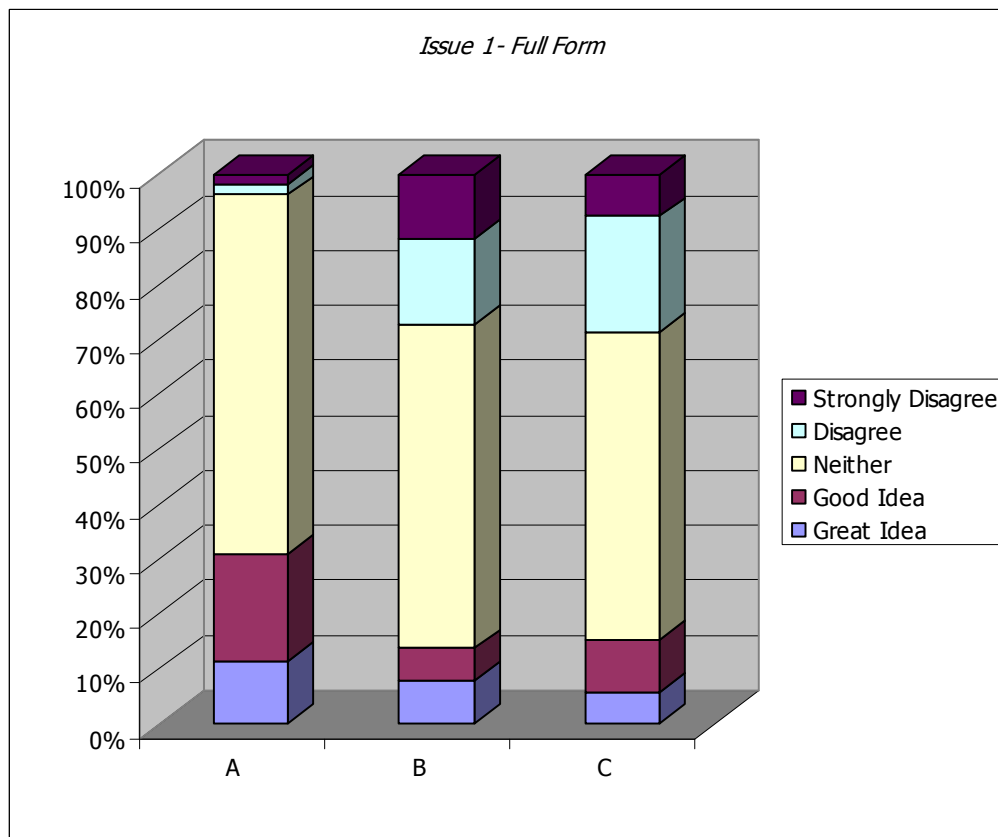
Summary: The Core Strategy Issues and Options consultation ended on the 31st October 2008 with a total of 344 responses received. The consultees ranged from members of the public, community groups, businesses, voluntary organisations, residents associations, community forums, neighbourhood forums and other statutory consultees. This was done through the organisation, participation in or hosting of over 50 consultation events, meetings, seminars, presentations, workshops and discussion groups over a ten month period from January 2008 until October 2008.

Approximately 939 letters were sent to households, organisations, groups, individuals and other stakeholders as part of the consultation process. Approximately 5000 leaflets, questionnaires and response forms were sent out or handed to members of the public, stakeholders and other organisations.

The main issues or big choices were;

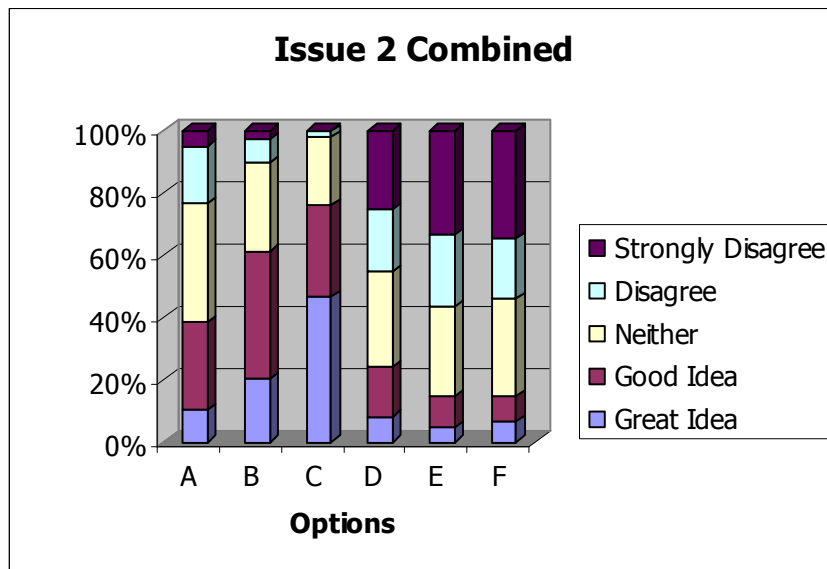
Issue 1: In terms of the future development, do you think we should be....

- Basing our growth plans on our Sustainable Community Strategy, Vision 2030, by planning for significant levels of population and economic growth?
- Allowing unrestricted population and economic growth?
- Only allowing limited scope for population and economic growth in accordance with RSS?



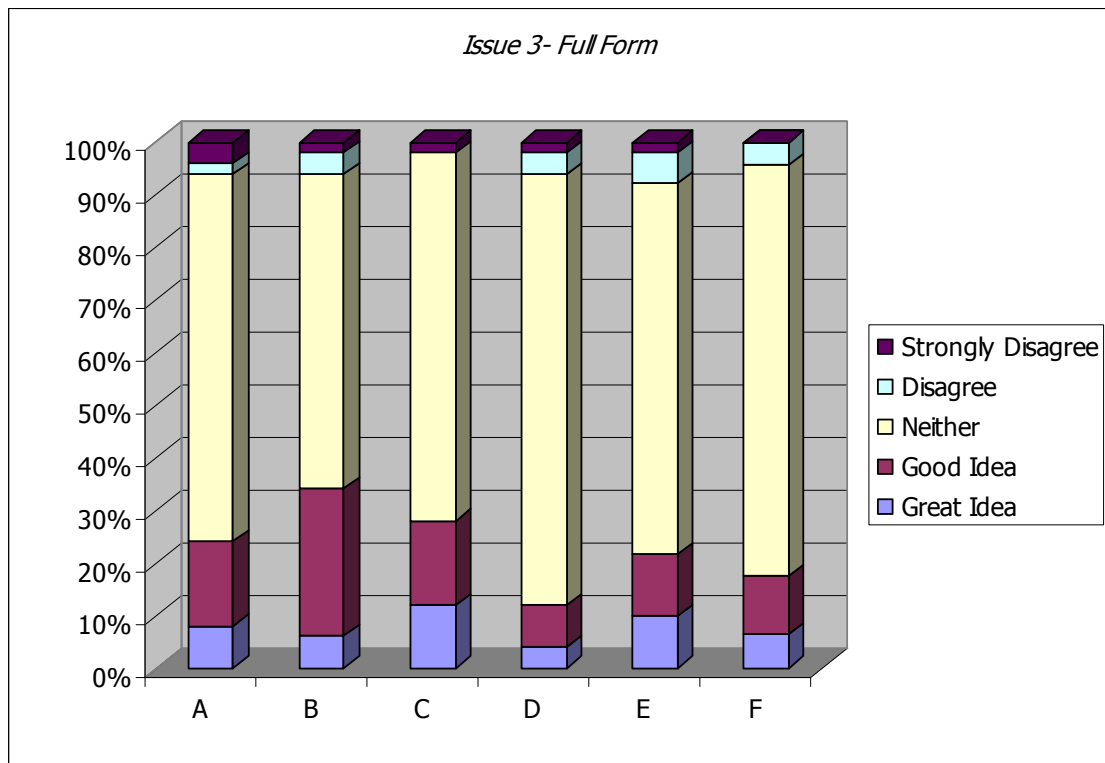
Issue 2: How should we make room for more development?

- By building at higher densities within existing areas?
- By focusing higher density development at public transport hubs?
- By using currently disused / sites or buildings (known as brownfield sites) within our urban area?
- By using sites that have not been developed before (known as greenfield sites)?
- Allowing the urban areas and rural settlements to expand into the countryside and green belt?
- Allowing new settlements within the green belt?



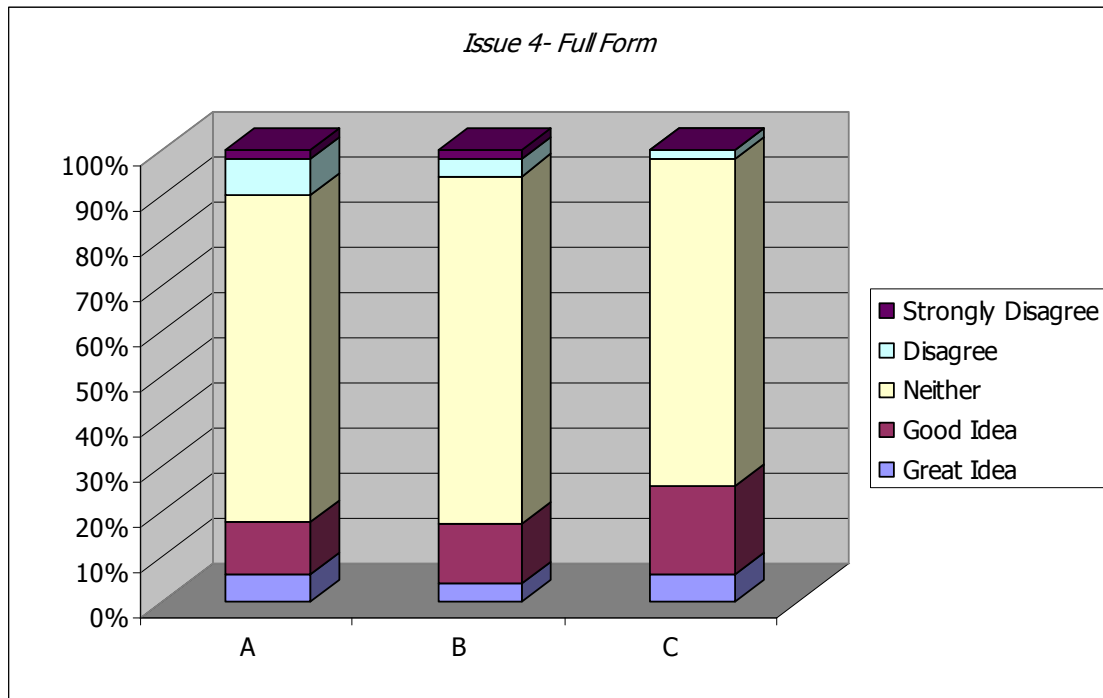
Issue 3: Which parts of the Borough should we trying hardest to regenerate?

- a. Central Gateshead and the MetroCentre area?
- b. The Town Centres?
- c. The riverside?
- d. Key rural settlements?
- e. The whole borough?
- f. A combination of the above? – where should we start first?



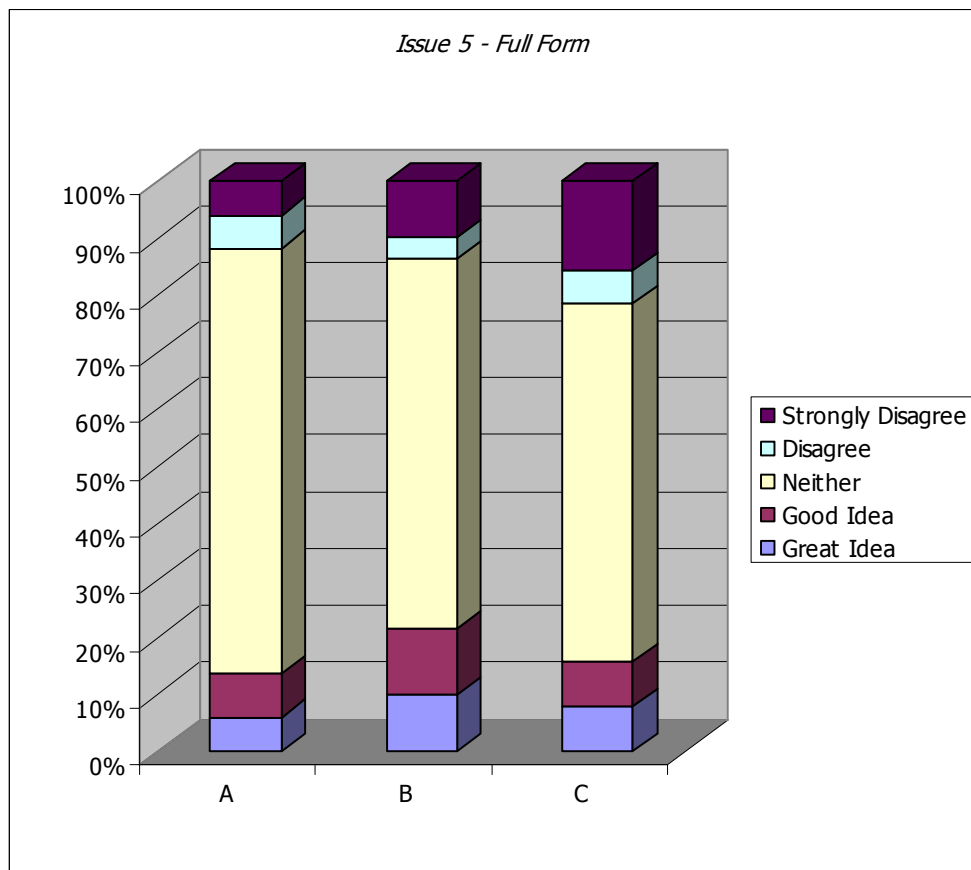
Issue 4: What role should Gateshead Town Centre have?

- a. Turning Gateshead into a City Centre in its own right, developing its international reputation and expanding its overall size.
- b. Being part of a wider regional centre along with Newcastle.
- c. Revitalising Gateshead as a town centre, but keeping to existing boundaries.



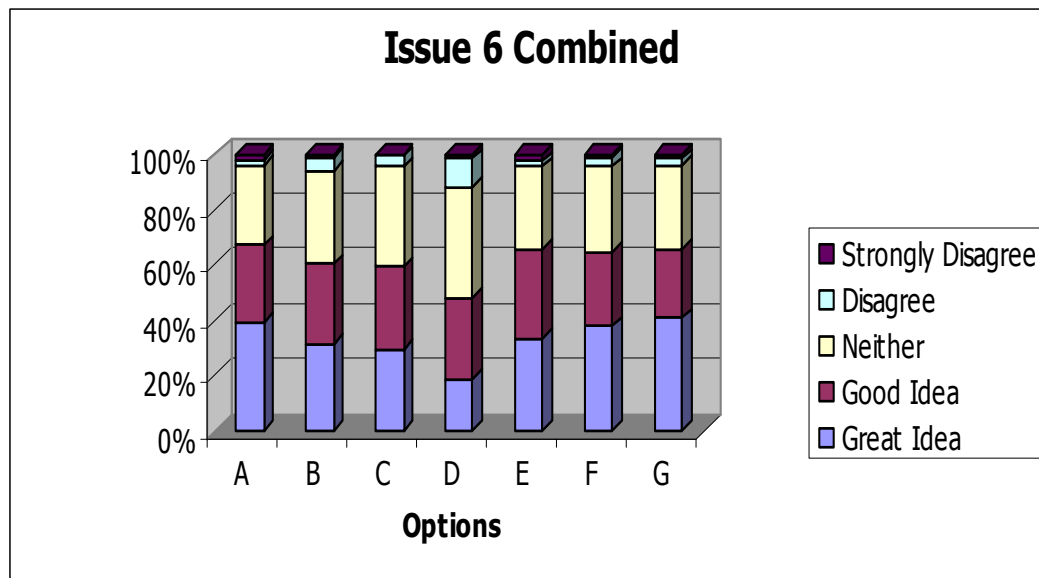
Issue 5: How should the MetroCentre develop in future?

- a. By renewing existing facilities where this would not lead to an overall increase in floorspace or car parking?
- b. By designating MetroCentre and the surrounding area as a town centre, with no increase in retail and leisure provision, encouraging complimentary residential and commercial uses, and improving the linkages throughout the area?
- c. By expanding the retail and leisure facilities of the MetroCentre beyond its current size?



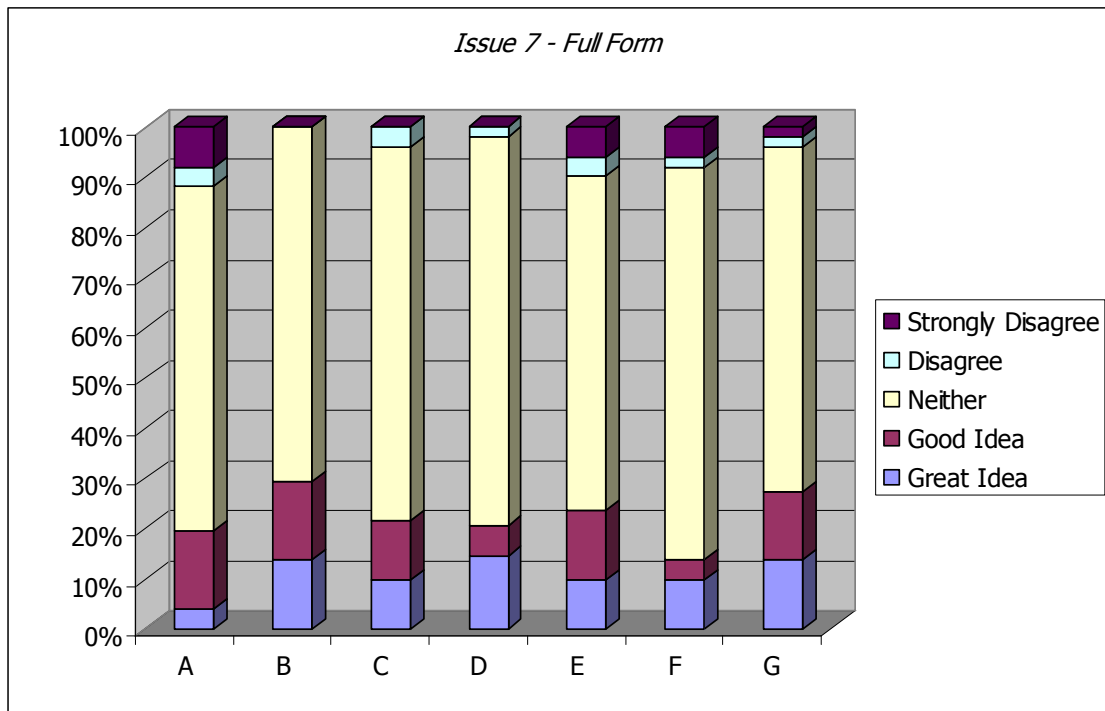
Issue 6: How should we best manage problems associated with flooding and other changes to the climate?

- a) By making sure that new development at risk of flooding is designed to minimise any flood related damage such as incorporating flood resilience and resistance measures?
- b) By making sure any new developments are located outside areas currently at risk of flooding?
- c) By making sure that any new developments are located outside areas at risk of flooding or at risk of other environmental hazards during their lifetime?
- d) By planning for relocation of existing development that is already situated in areas at risk of flooding?
- e) By investing in flood management schemes such as flood defences and alternative natural water disposal or storage?
- f) By ensuring new development is designed to anticipate the climate change over its lifetime?
- g) By conserving and creating open and green space to reduce the impact of higher temperatures and to allow biodiversity to adapt?



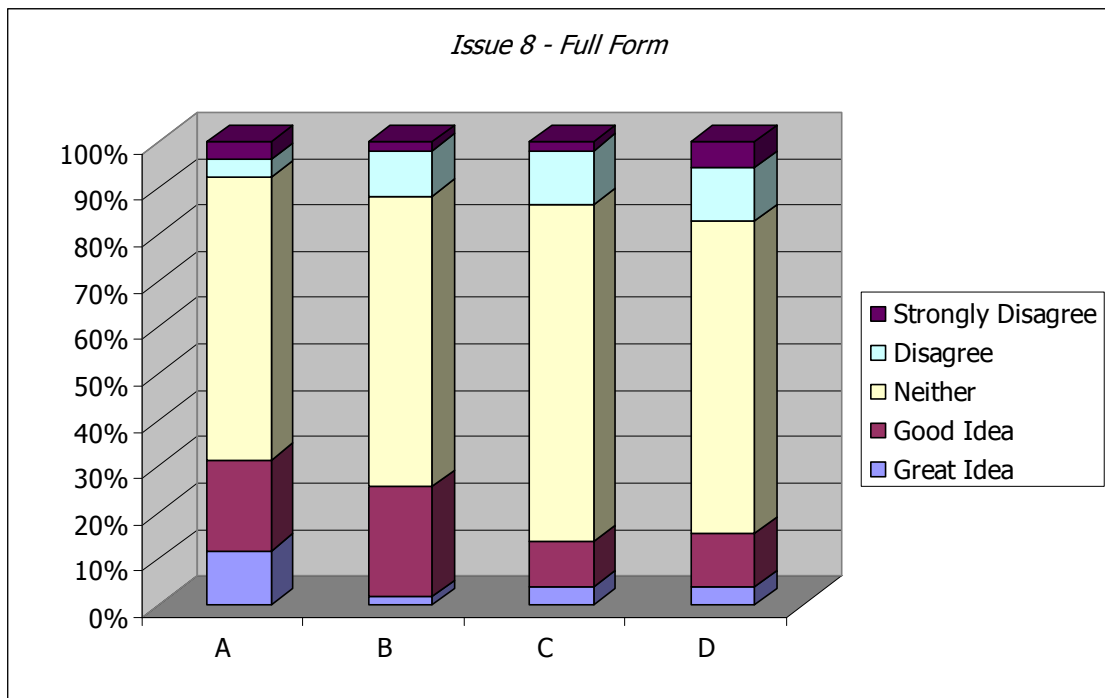
Issue 7: How should we promote sustainable construction in order that all new homes are carbon neutral by 2016 and secure 30% generation of energy from low carbon or renewable energy by 2030?

- a) By setting sustainable building standards for key development sites such as Central Gateshead, MetroCentre area and Bridging NewcastleGateshead area, that are higher than the minimum set out under current legislation?
- b) By encouraging the use of new technology and environmentally friendly materials in both new development and alterations to existing buildings?
- c) By creating more efficient local heating and power systems that serve individual buildings, developments or neighbourhoods?
- d) By identifying and promoting development on locations suitable for large scale renewable energy generation like wind farms and biomass plants?
- e) By ensuring any major new development in the Borough generates between 10% to 30% of renewable or low carbon energy on site or near the site?
- f) By requiring development areas, such as Central Gateshead and MetroCentre area, to achieve a higher percentage of renewable or low carbon energy generation on site or near the site than the Borough wide target?
- g) By planting native woodlands at appropriate locations to benefit wildlife, as part of a carbon reduction strategy?



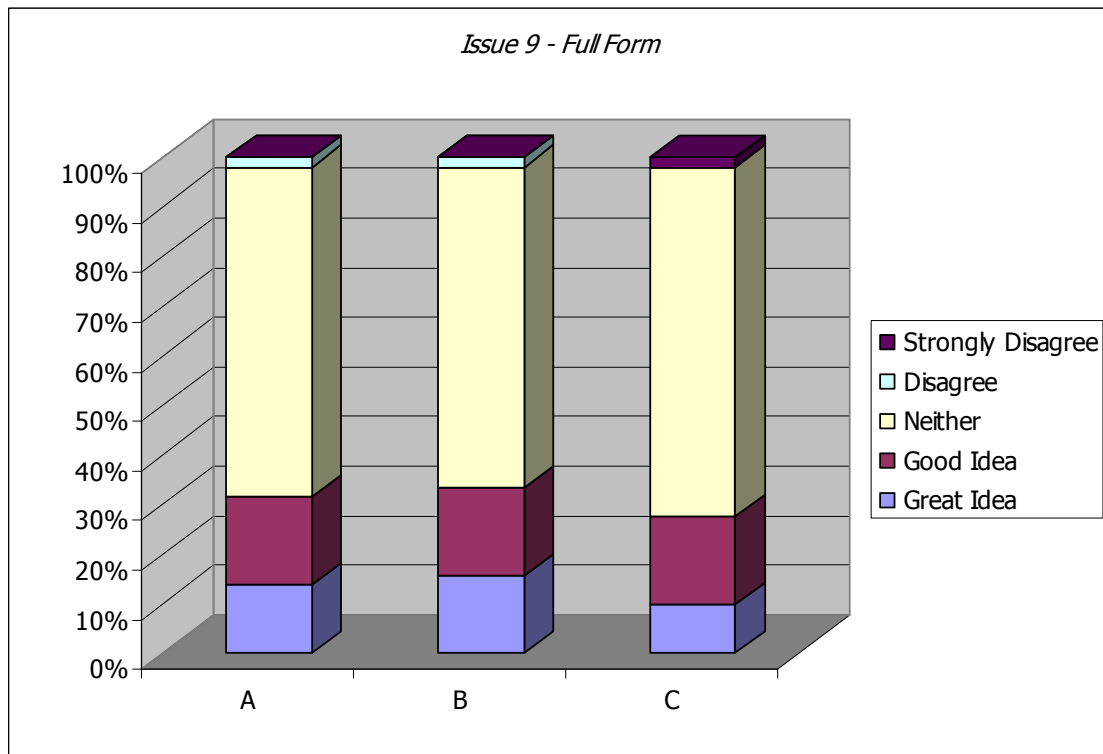
Issue 8: To make sure that we have enough green, social and physical infrastructure capacity (such as roads, utilities, public transport, schools, health facilities, parks, flood defences, Information Communications Technology etc.) to accommodate any new development, should we:

- a) Encourage large new development to locate in areas where the existing infrastructure has capacity first, before allowing development elsewhere?
- b) Avoid development in areas where there is currently insufficient capacity?
- c) Allow developments to grow where they are needed on the condition that future infrastructure needs can reasonably be met by getting developers to contribute toward the costs of infrastructure?
- d) Focus development and infrastructure on priority sites on the condition that future infrastructure needs can be met getting the developers to contribute toward costs of infrastructure?



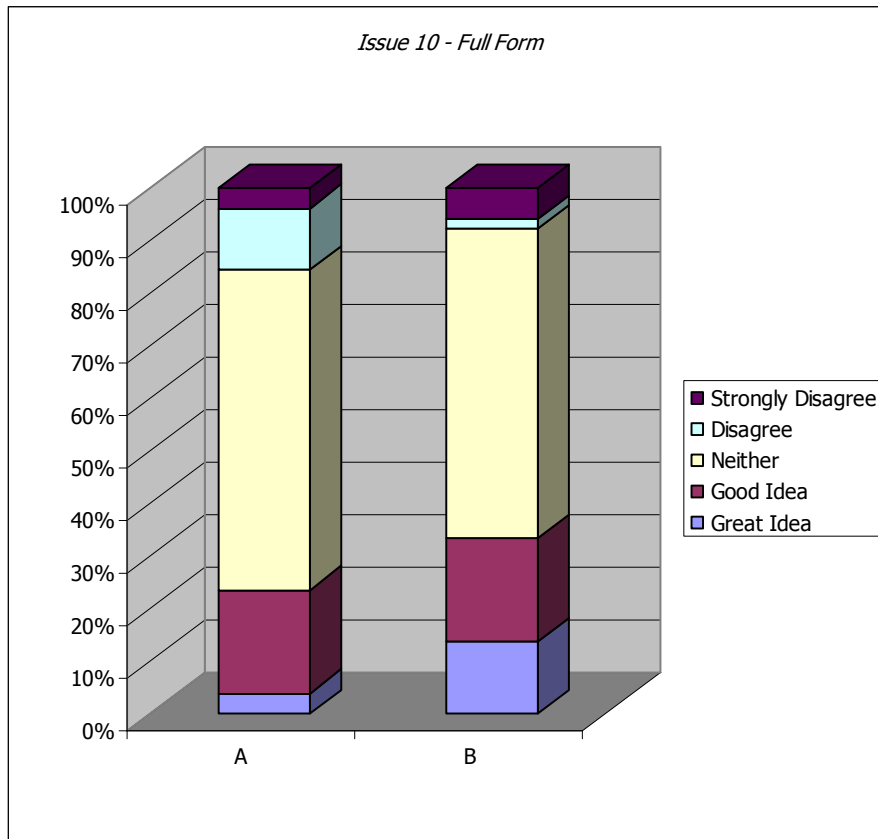
Issue 9: What is the best way of delivering good design?

- a) By taking into account the characters of each of the local areas and using it to provide guidance specific to each area or neighbourhood?
- b) By encouraging the big developments in the Borough to make the most of good design?
- c) By allowing developers and architects more freedom to use their imagination when designing developments?



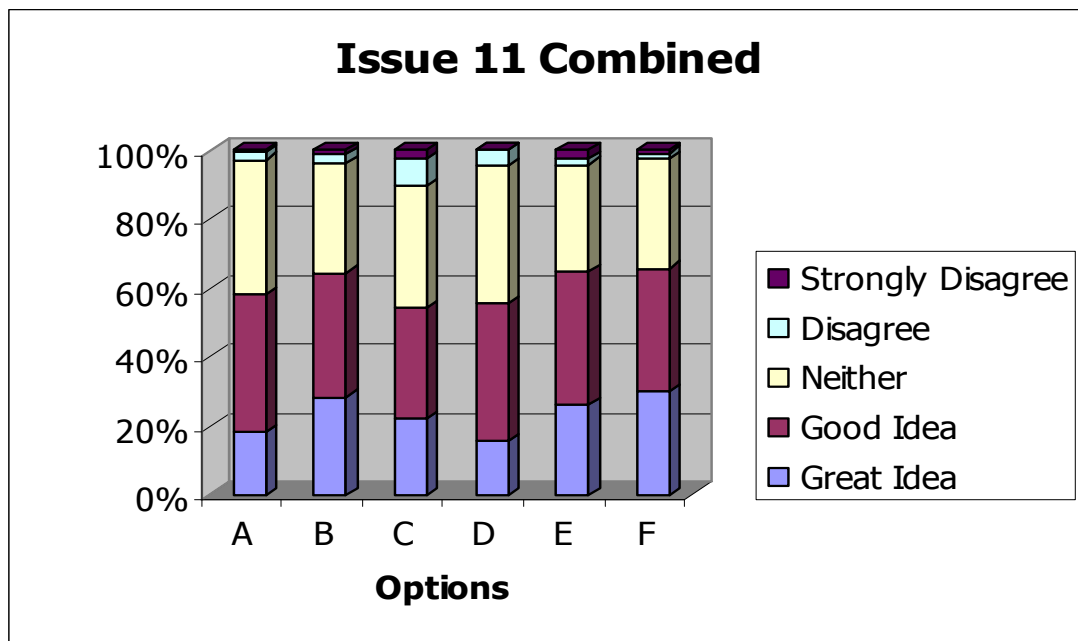
Issue 10: What level of economic growth should we plan for over the next 20 years?

- a) The anticipated rate of average annual growth to meet the needs of existing businesses and residents within the Borough?
- b) An increased level of economic growth to meet the employment and business needs of the wider Tyne and Wear City region?



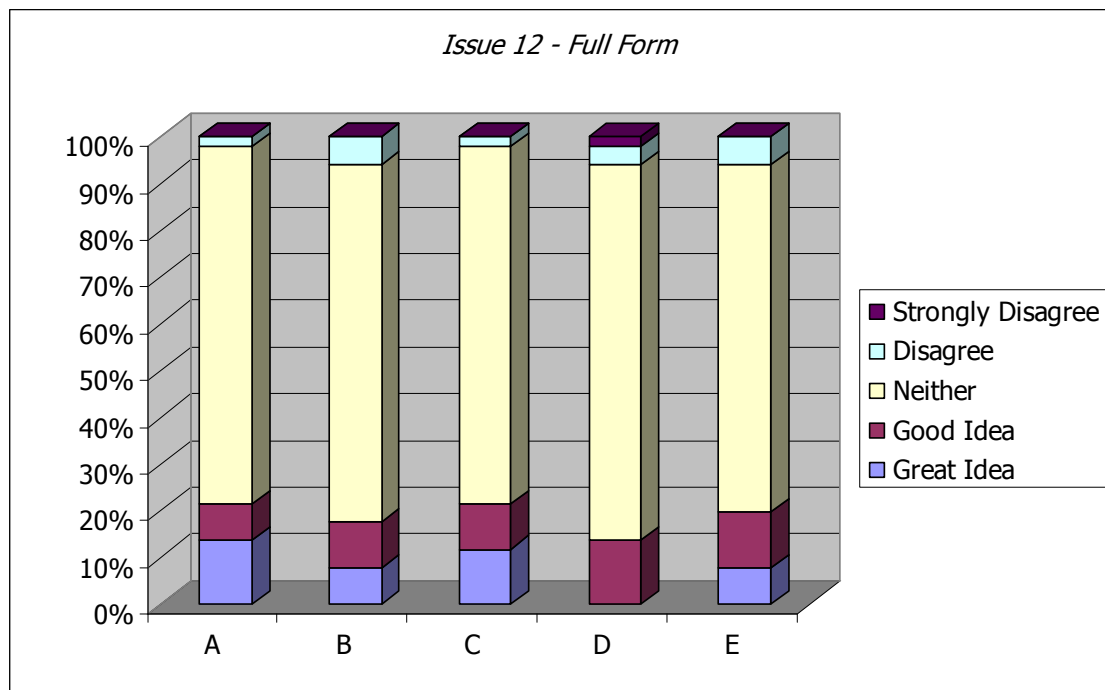
Issue 11: To ensure Gateshead's economic growth, do you think we should:

- a) Identify locations for knowledge-based growth sectors?
- b) Develop more further education facilities and community training centres to support lifelong learning within accessible locations?
- c) Develop a university linked with a research and development centre?
- d) Safeguard a prestigious large employment site for major investment?
- e) Protect certain employment areas from development for alternative uses, to ensure an affordable supply of land and premises for local business start-ups and small to medium enterprises?
- f) Increase participation of working-age residents within the local economy?



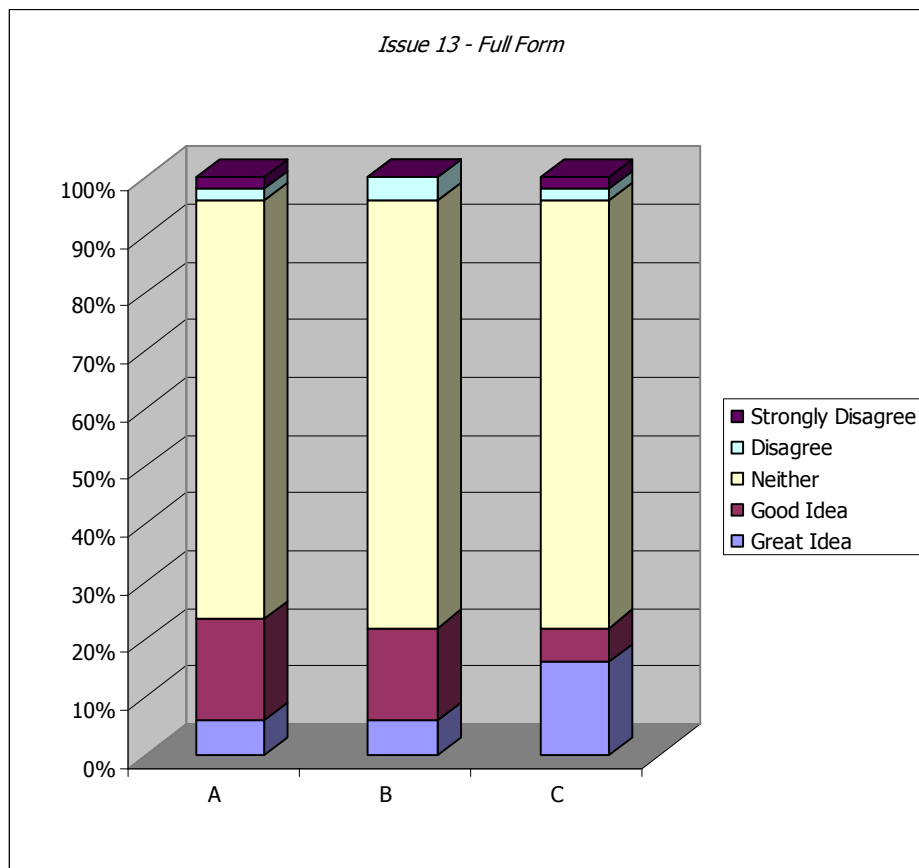
Issue 12: Where should major tourism attractions and large hotels be located?

- a) Within Gateshead Town Centre including the Quays? (refer to map in document)?
- b) Restricted to key regeneration sites within the central urban area including Gateshead Stadium and Baltic Business Quarter? (refer to map in document)
- c) Accessible locations that build upon the success of existing tourist attractions particularly within the Tyne Waterfront and Cultural Corridors? (refer to V2030 plan in document)
- d) Accessible and sustainable rural areas linked to Gateshead's industrial and rural heritage and countryside assets such as Derwent Valley?
- e) Accessible locations across the Borough?



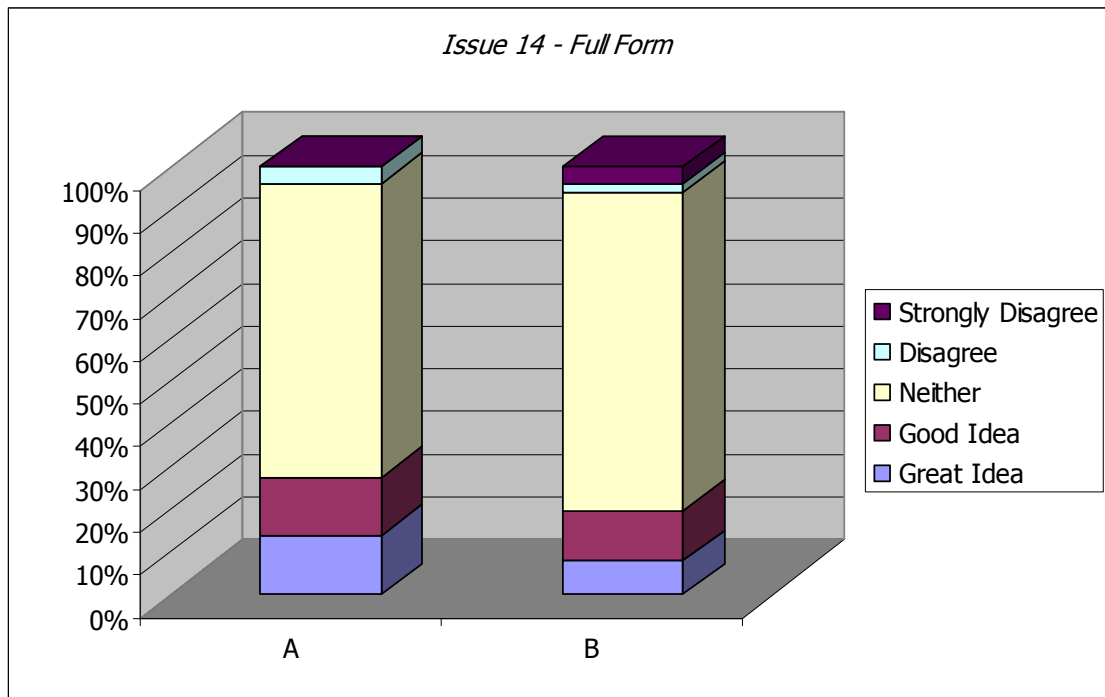
Issue 13: To conserve the wildlife of Gateshead, should we;

- a) Concentrate on protecting existing designated wildlife sites?
- b) As in a), but extend this work beyond existing sites, by linking habitats with wildlife corridors? This would make it easier for wildlife to move and adapt to climate change.
- c) As in option b), but also seek to restore or create wildlife habitats in other areas, such as quarries and on derelict land, and as part of new development?



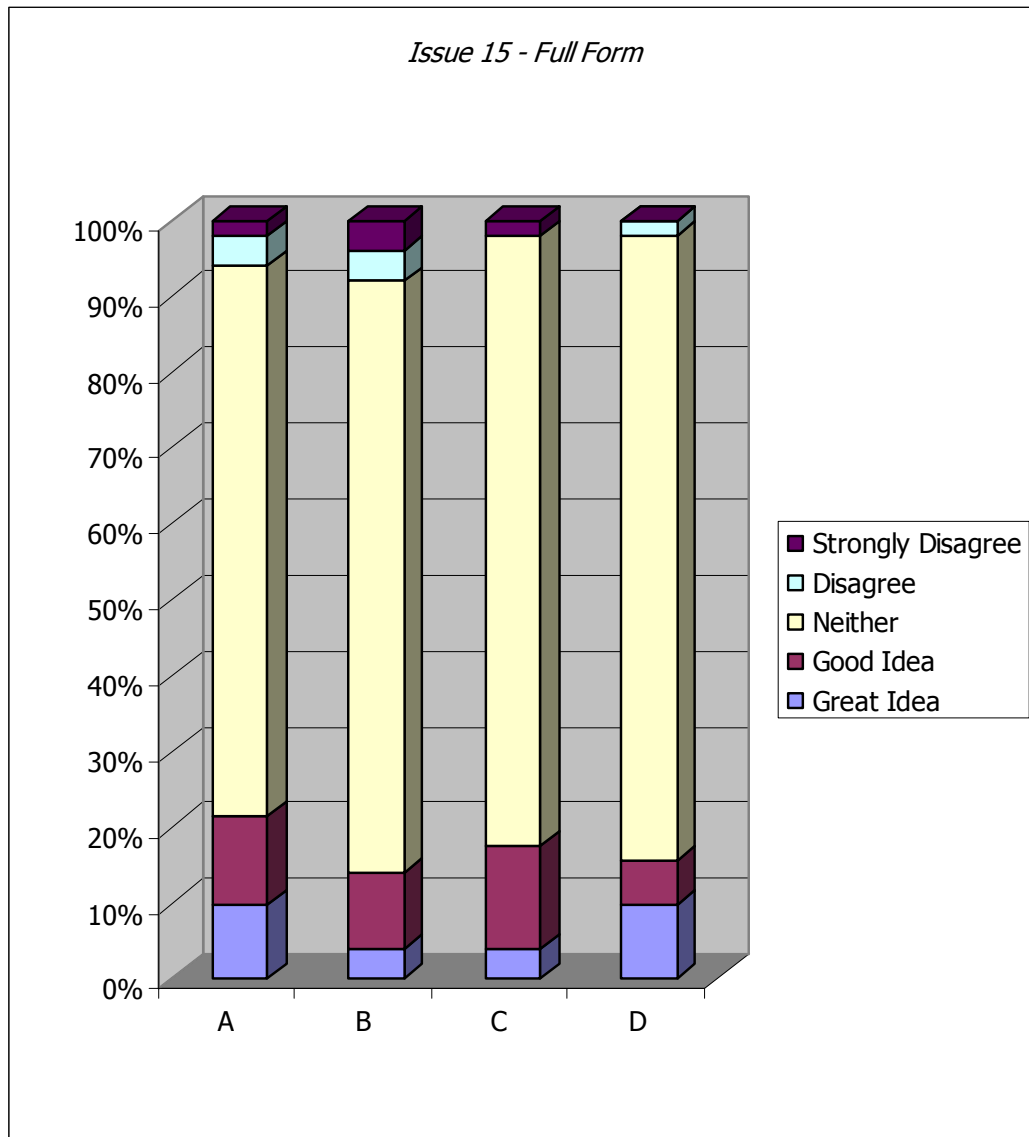
Issue 14: To conserve the landscape of Gateshead's countryside, should we:

- a) Seek to conserve the landscape of most of the borough's countryside?
- b) Focus protection particularly on the areas of countryside that have the highest landscape quality?



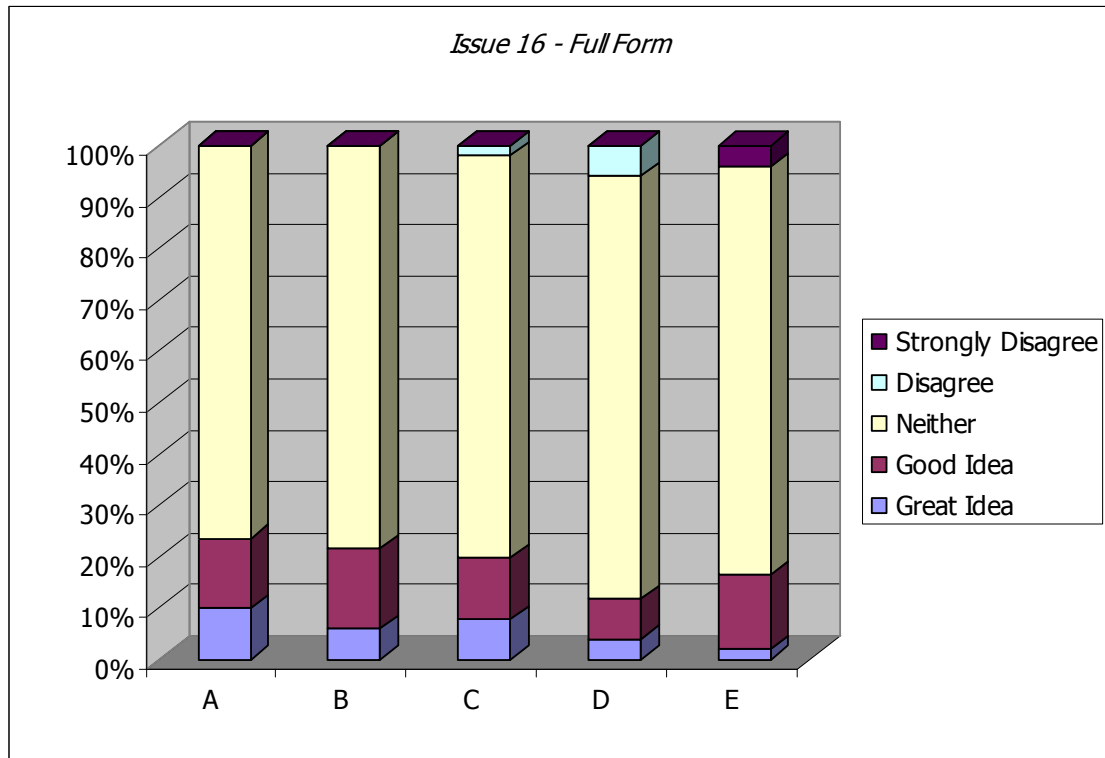
Issue 15: To ensure the sustainable supply and use of natural resources, should we:

- a) Retain the safeguarded sites?
- b) As in a), but also rank the safeguarded sites in order of potential extraction?
- c) Consider additional sites or areas of search?
- d) Promote greater use of recycled minerals?



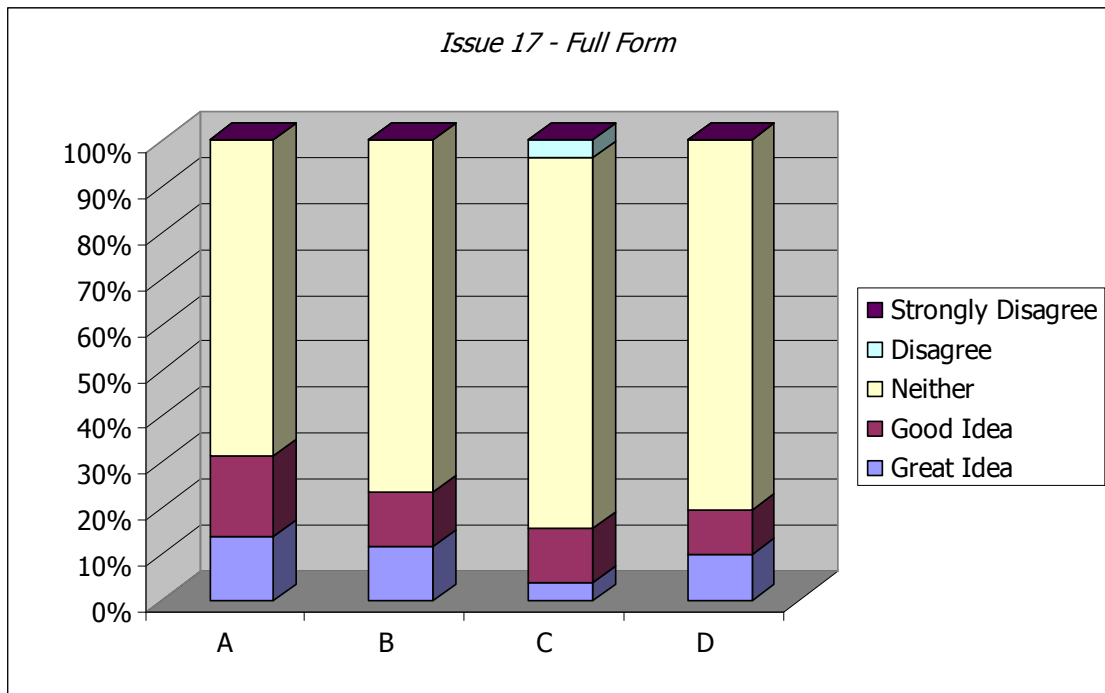
Issue 16: What type/location of new waste facilities should we be providing?

- a) Recycling facilities close to housing areas and villages across the borough?
- b) Recycling and other facilities within employment and industrial areas?
- c) On-site management of waste?
- d) Landfill sites in suitable locations?
- e) Other suggestions (please use box below)



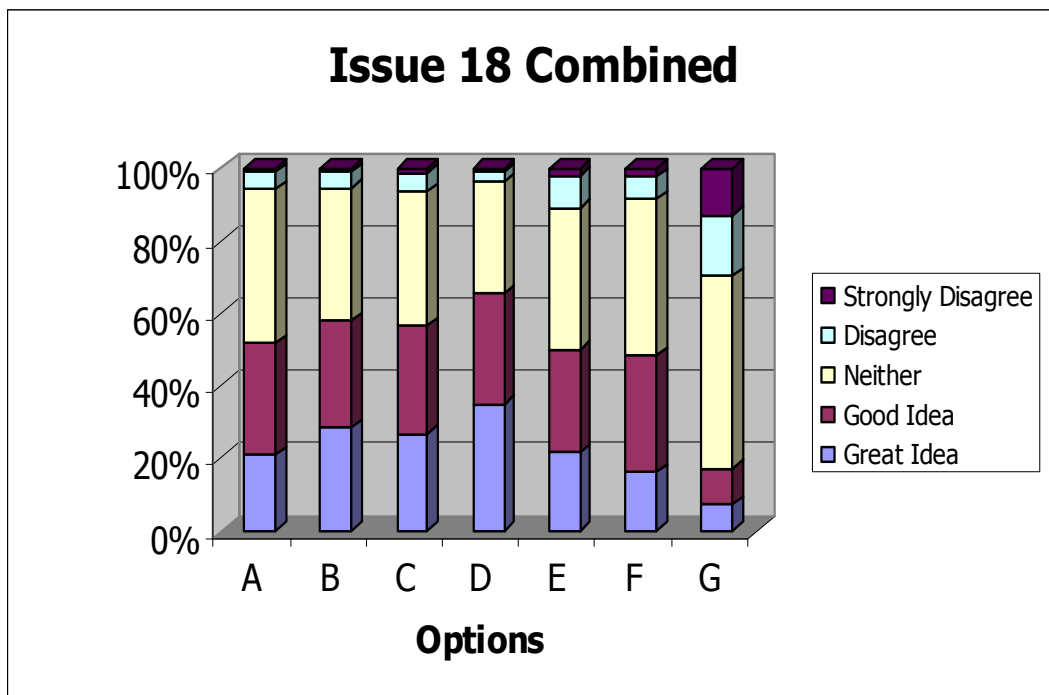
Issue 17: How should we manage development and make the most of our historic environment?

- a) Ensure that where possible historic buildings are restored and re-used?
- b) Ensure that new developments include features that will contribute positively towards the local character and distinctiveness of the historic environment?
- c) Consider less sensitive sites where new development may not compromise the integrity of the historic environment?
- d) Avoid over-development of/near existing historic buildings and sites?



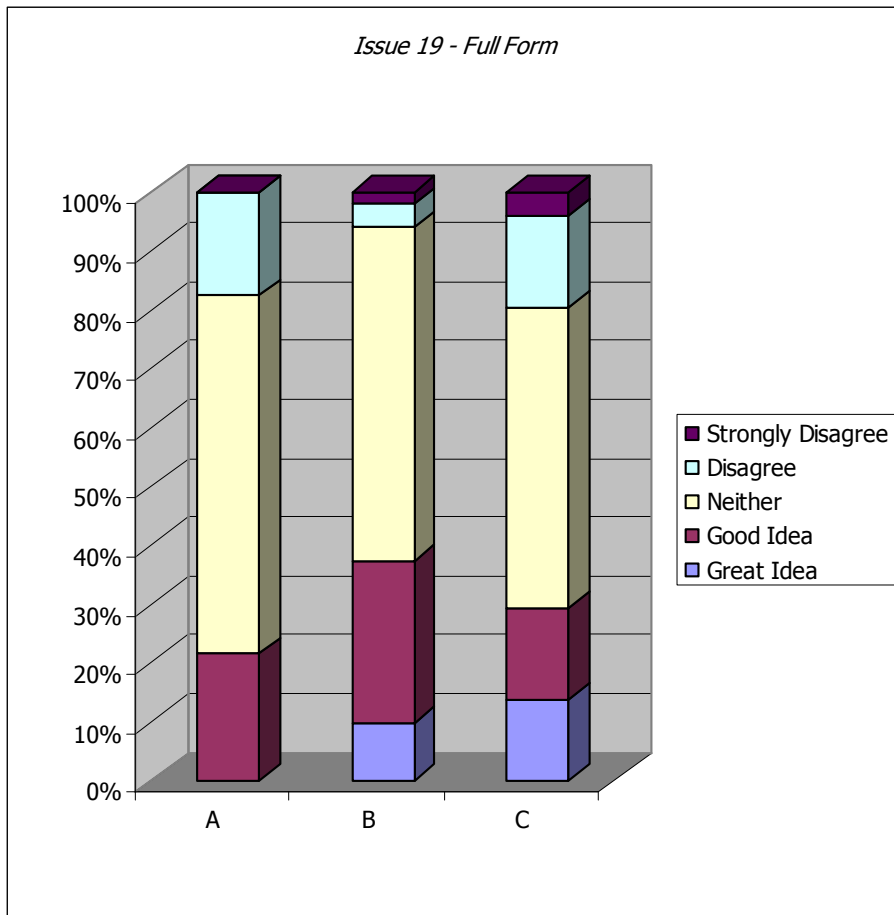
Issue 18: where else in Gateshead should we be encouraging new cultural development and public art?

- a) High profile sites?
- b) Regeneration areas?
- c) Local communities?
- d) Town centres?
- e) Accessible rural locations?
- f) Generally as part of new developments (A percent for art approach?)
- g) Nowhere else - we should focus just on the cultural corridor



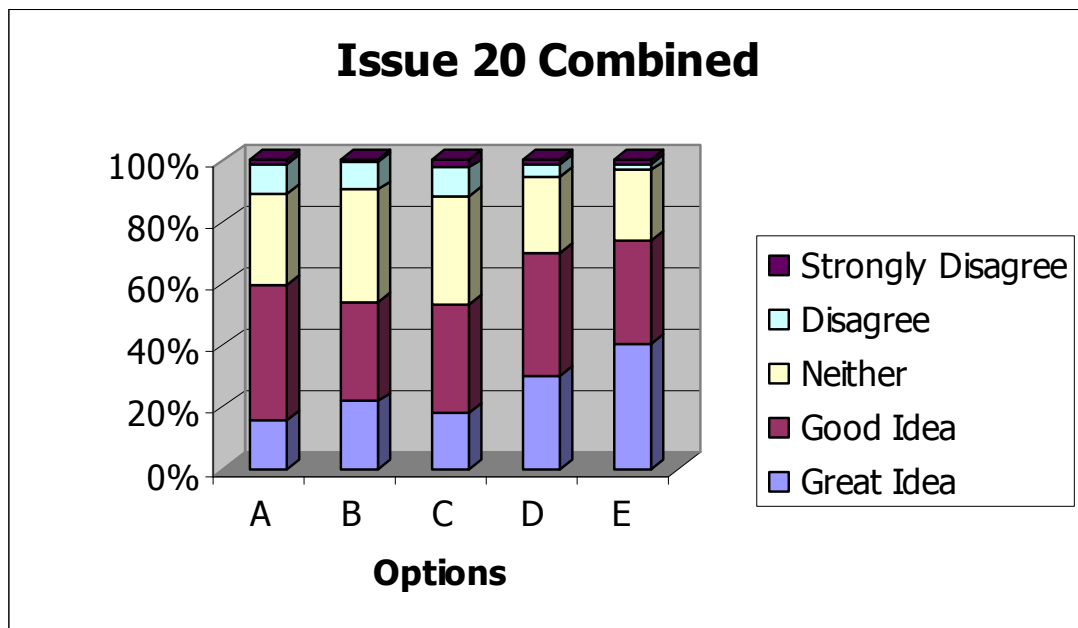
Issue 19: To meet housing needs and demand in Gateshead up to the year 2030 should we:

- a) Deliver enough houses to meet the needs of the current population and also allow for some growth?
- b) Deliver enough houses to meet higher growth aspirations?
- c) Not place a limit on housing development but continue to monitor its effects?



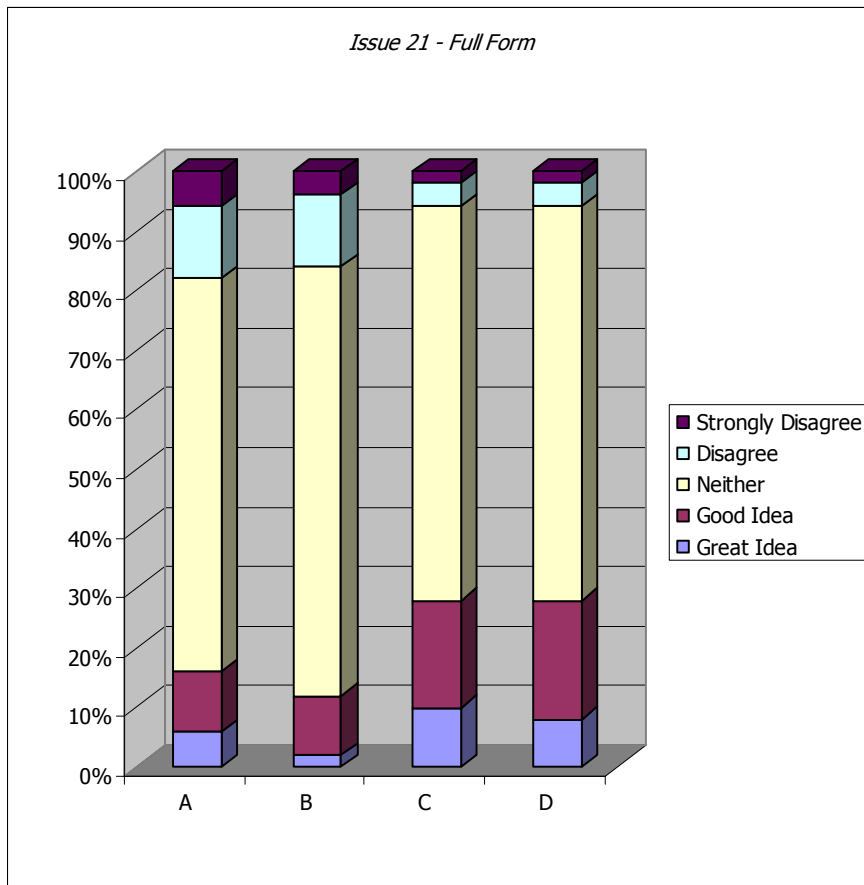
Issue 20: In terms of future housing development do you think we should be providing:

- a) Smaller dwellings with 1 and 2 bedrooms to cater for the predicted increase in smaller households?
- b) Larger dwellings with 3 or more bedrooms to cater for families with children?
- c) Bungalows with two or more bedrooms?
- d) Accommodation to meet the requirements of specific groups, in particular older and disabled people?
- e) A mix of house types and sizes depending on the identified needs of an area?



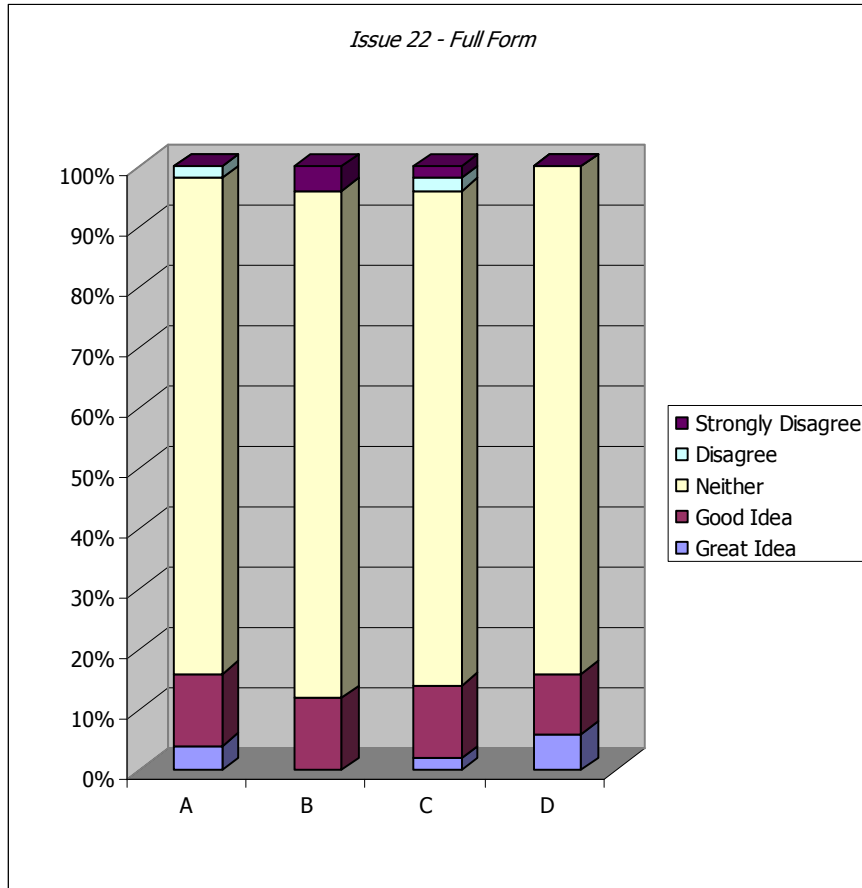
Issue 21: How should we address affordable housing in Gateshead through the planning system?

- a) Seek a proportion of affordable housing on all development sites. What should this be?
- b) Specify a site-size threshold for affordable housing. What should this be?
- c) Set different proportions of affordable housing and site size thresholds over the plan area taking account of existing and future affordable housing needs?
- d) Consider other ways to address affordability?



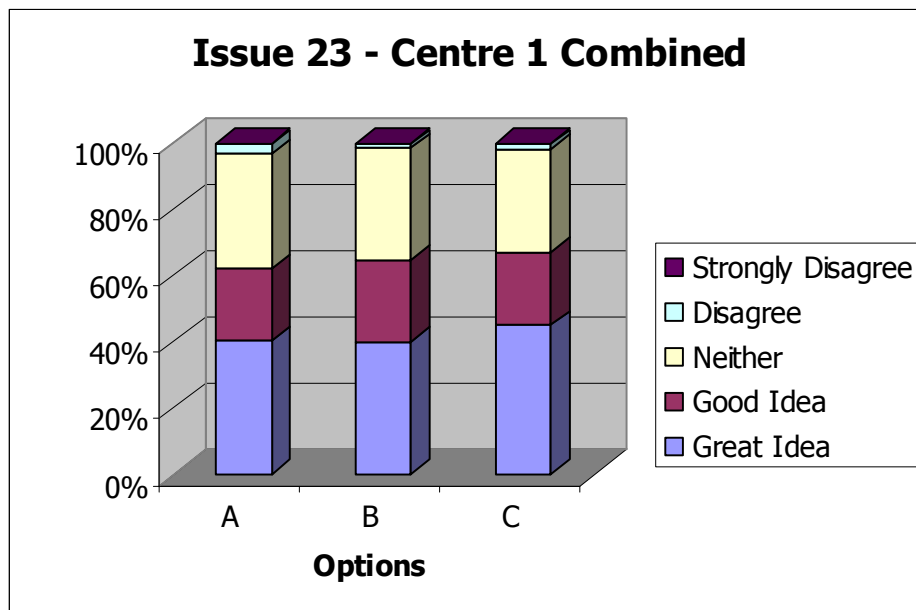
Issue 22: At least 3 additional gypsy and traveller pitches will be needed in Newcastle and Gateshead by 2020. Where should these be located?

- a) By extending existing sites?
- b) Near to the main centres of Newcastle and Gateshead?
- c) Near to district and local centres?
- d) Where there is demand?



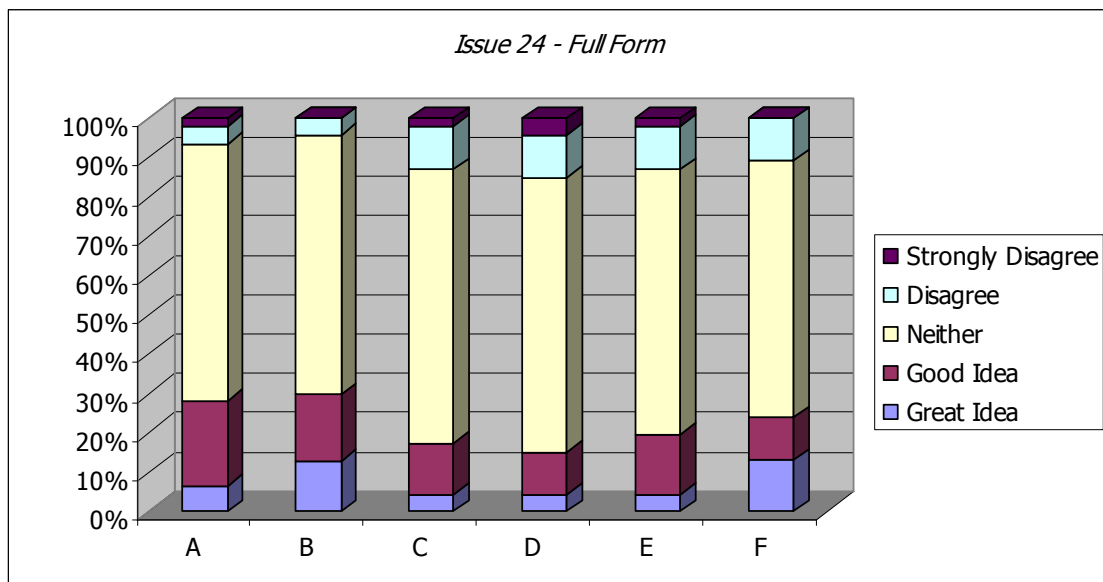
Issue 23: Supporting and regenerating our town centres is priority for the Council. We would like you to identify two urban centres that you visit frequently and say how you think we should be improving them through regeneration.

- a) Improving the quality and range of retail provision in the centre.
- b) Improving the mix of uses in the centre, including restaurants, leisure uses and residential.
- c) Improve the quality of the centre's environment, including improvements to buildings, open spaces, signage, seating, bins, etc.



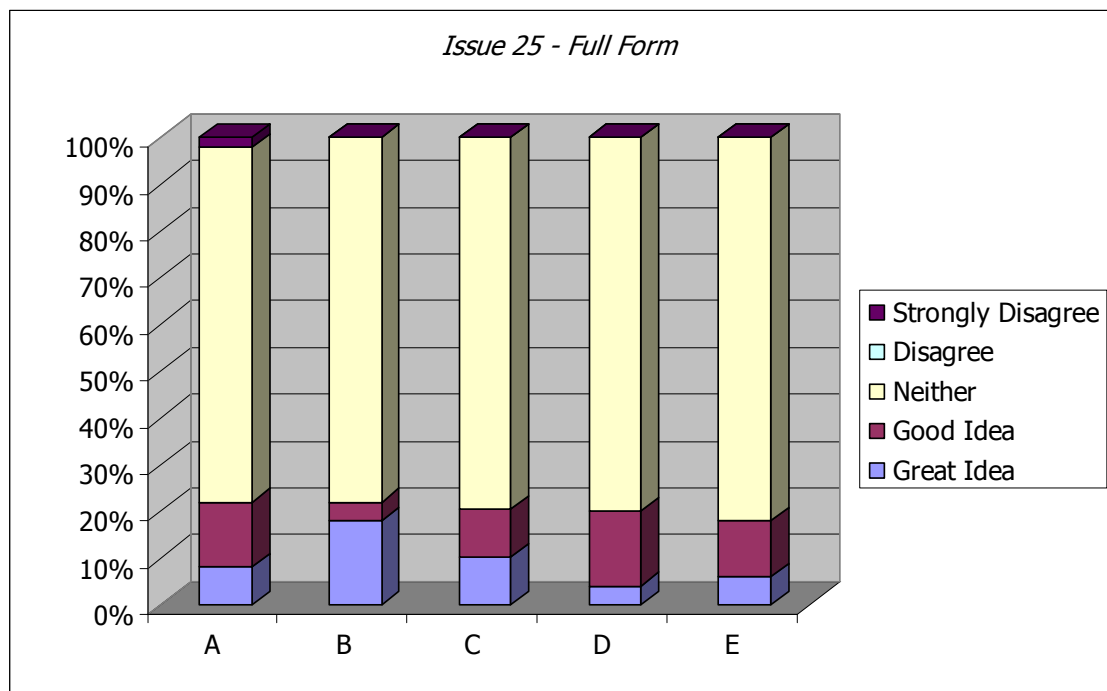
Issue 24: How should we improve Gateshead's working environments and promote sustainable economic development?

- a) By providing facilities such as shops, child care, leisure, health and training centres close to where people work?
- b) By expanding appropriate mixed-use development within some of the existing employment areas such as the River Tyne Corridor?
- c) By restricting major office development within or to the edge of existing centres and within walking distance of public transport interchanges and metro stations?
- d) By permitting some office development within rural employment areas?
- e) By permitting some economic development such as tourism, leisure and industrial/commercial activities within or next to remote rural settlements?
- f) By protecting existing open space and green infrastructure within employment centres and creating new provision within new development?



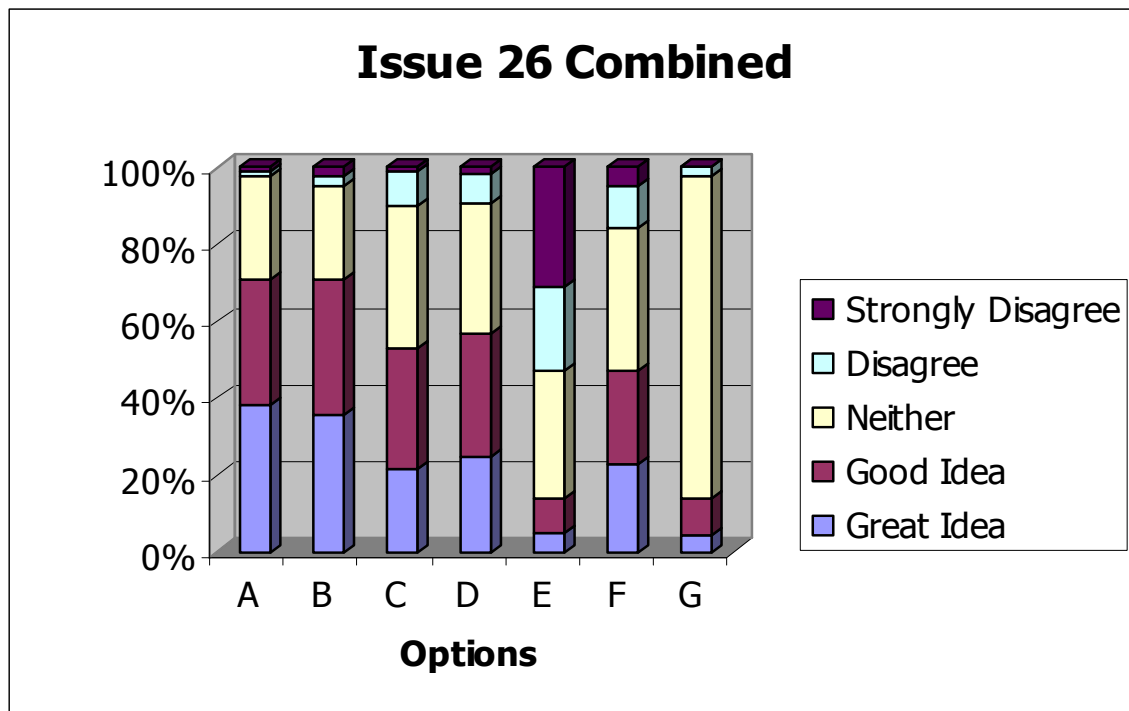
Issue 25: How can we ensure that there is adequate provision of open space, sport and recreational facilities to meet future needs?

- a) Create new areas of open space in those parts of the borough that are lacking.
- b) Create and improve attractive green links, such as footpaths and cycleways, from areas lacking in open space, to open space and the countryside?
- c) Improve and extend the range and quality of existing facilities.
- d) Encourage dual use of indoor and outdoor sport and recreational facilities to relieve pressure on open space?
- e) Identify areas of public open space for which there does not appear to be demand, and use them instead for public or commercial sports provision, or for other uses to help meet the borough's needs?



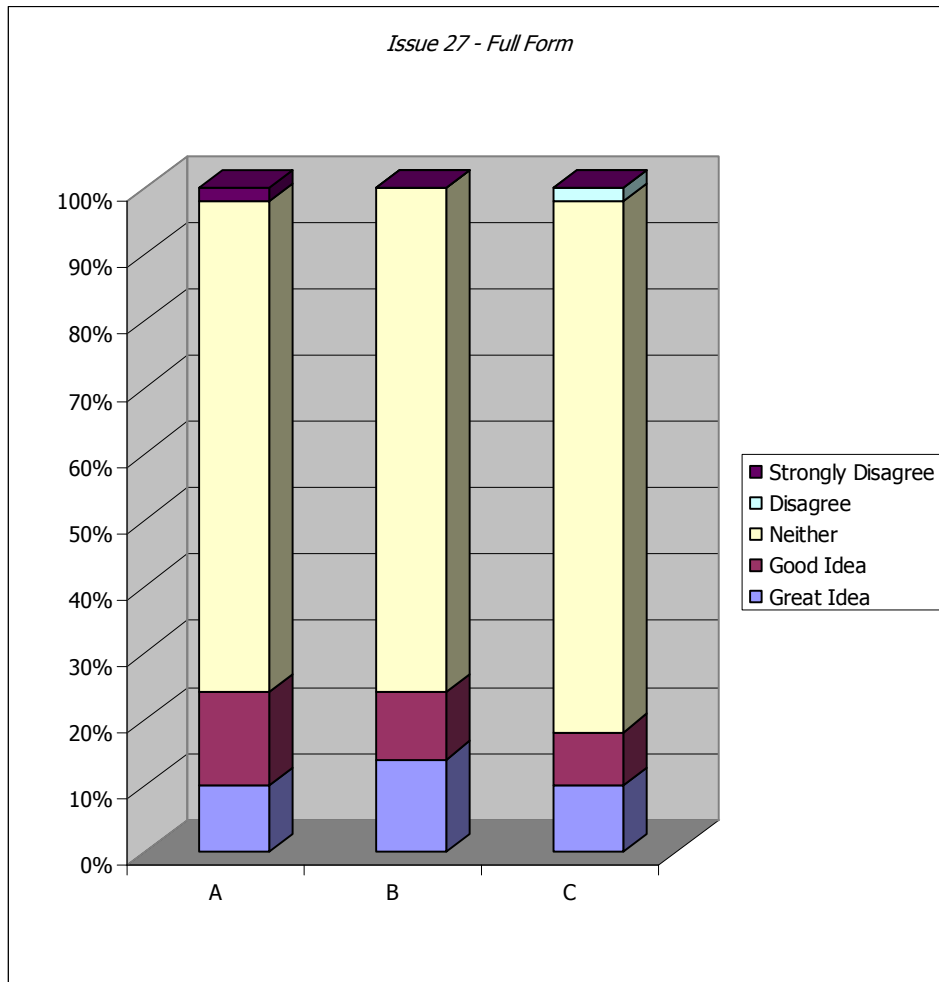
Issue 26: How can we improve transport and accessibility to support the regeneration of the City of Gateshead?

- a) Secure investment in major public transport infrastructure such as park and ride, extending the Metro System or re opening the Leamside Line.
- b) Maximise the use of alternatives to the car by securing (through development) more facilities for pedestrians, cyclists and public transport.
- c) Actively manage land-use to reduce the need to travel (encouraging mixed-use development, for example).
- d) Look to the long term future of national rail travel and identify potential sites for a high-speed rail terminal.
- e) Restrain traffic through no new road capacity, car parking limitations, road user charging and parking charges.
- f) Secure investment to improve existing roads and build new roads.
- g) Other suggestions (please use the box provided below).



Issue 27: In order to secure the future of the Borough's "green Network", should the Council:

- a) Maintain and enhance the existing network of green sites and routes, which link the urban areas to the edge of the countryside?
- b) Extend the existing network to create linkages in areas where the routes are not complete?
- c) Create new routes into housing, employment and other development sites?



Issue 28: How can we make the most of our strategic distribution network (main roads and rail network) to support sustainable freight movement?

- a) Protect our existing freight distribution facilities and infrastructure?
- b) Locate development that will generate substantial freight movements near to the strategic distribution network?
- c) Promote the creation of new road-rail freight facilities utilising existing infrastructure?

