Walker Riverside: Area Action Plan

Development Plan Document

A long term action plan for the planning and regeneration of the Walker Riverside area of Newcastle upon Tyne

Part of the Local Development Framework
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Part One: The Vision

Introduction

1.1 The proposals in the Walker Riverside Area Action Plan submission draft have been developed from ‘Walker Riverside: Decisions’ (the Preferred Options Report), which was published in September 2005. Comments on ‘Walker Riverside: Decisions’ were received from organisations, stakeholders and residents during an intensive 6 week period of consultation and used to decide which of the proposals to take forward in this Plan and the detail of how they should be implemented.

1.2 This Area Action Plan, together with other documents within Newcastle City Council’s Local Development Framework including the emerging overarching Core Strategy, sets spatial planning policies that will lay out a shared vision for the future. This Plan will guide investment, including delivery of the Government’s Pathfinder Housing Market Renewal Programme, in the Walker Riverside area and form the basis for determining applications for planning permission and the use of compulsory purchase powers.

1.3 This Plan covers the fifteen year period from 2006 to 2021 and will be reviewed as necessary to reflect the aspirations of the community and the regeneration needs of the area.

Photo 1: Aerial photograph of the Western Walker Riverside
Why an Area Action Plan is needed for Walker Riverside

1.4 This Area Action Plan addresses the key issues facing the City as a whole at the local level of Walker Riverside. Newcastle’s Core Strategy Preferred Options Report states that:

The single biggest issue facing the City is that, despite its strong assets and attractions, it has been steadily losing population over several decades.

1.5 The Core Strategy Preferred Options Report notes that this decline is in line with a national trend of population movement away from core cities and the North East, but that it also reflects particular local problems in the City’s economy and housing markets. In Walker Riverside, problems of obsolete housing¹ (in terms of type and tenure) and loss of the ship building industry as a major employer have worsened population decline, with a fall of over 40% in the area’s² population between 1971 and 2001 (see figure 1).

Figure 1

1.6 The local housing market is a key factor influencing decline. While aspirations in the North East are increasingly for home ownership, 73% of homes in Walker Riverside are social rented, with owner occupation at only 22% (Bridging NewcastleGateshead (BNG), 2005). Smaller properties and an over provision of flats prevail in the area, while housing need is for larger family housing (Newcastle City Council, 2003 & BNG, 2005).

1.7 The numbers of pupils on roll at local primary schools show the problems resulting from the loss of family households from the area. While there were 161 surplus school places across Wharrier Street, St Anthony’s Church of England, Tyneview and West Walker primary schools in 1996, by 2004 this surplus had risen to 529.
1.8 Walker has consistently ranked highly on deprivation indices for a number of decades. At the same time as incomes in Newcastle as a whole have risen, in Walker Riverside families and more affluent households have moved away to find housing for sale, resulting in continued levels of deprivation among the remaining population. In 2000, the Walker ward rated highest of all wards in the city and thirtieth worst of all the wards in England against the 2000 Index of Multiple Deprivation. It also ranked consistently highly against multiple deprivation indicators on the Newcastle Neighbourhood Information Service, Newcastle City Council’s own, more detailed regeneration statistics system.

1.9 These factors have resulted in a loss of local shops and services from the area, despite the efforts of those working there. Whilst it also has structural problems, the Church Walk area has declined from 40 shops in 1962, to 15 in 1985, to 6 now. Past intervention, which involved the demolition of part of the shopping centre to reduce the number of vacant units, has not stopped the decline. Some corner shops still exist on Walker Road, supported by passing trade, along with a small food store, but the Retail Needs Assessment for the city notes that this performs below the average for a store of its size and type (NCC, 2005).

1.10 With low levels of skills and income, high unemployment and poor access to jobs and services, residents of Walker Riverside have become increasingly excluded from the facilities taken for granted by the majority of Newcastle’s residents. This has had a knock-on effect on health, crime and education in the area, while the environment has suffered from piecemeal and reactive demolition in response to low housing demand. These trends
in Walker Riverside are still continuing. Even while city-wide demand for social housing is increasing, demand in Walker Riverside has decreased. Intervention in this cycle of decline is essential to avoid a situation similar to that in the West End, where unpopular and abandoned housing has led to widespread demolition, and the complete collapse of housing markets. Experience in Newcastle has shown that one-off housing developments cannot tackle this decline on their own, and that a strategic approach to regeneration is needed.

1.11 **Further detail is provided within the evidence base in Appendix 1 of this document.**

1 Definition as used by Bridging NewcastleGateshead: ‘Where the characteristics of the property have been outstripped by changing times, aspirations and income levels’ (Cole and Nevin, 2004).

2 Figures are based on the pre-2004 Walker Ward boundary, which is geographically similar but not identical to the Walker Riverside boundary.

**Vision**

1.12 This Area Action Plan supports a regeneration process that will make Walker Riverside a location of choice, thereby reversing long term population decline and creating mixed and balanced communities. Councillors, The Places for People Group, Your Homes Newcastle, funding partners and local residents have worked together to set up the Walker Riverside Project Board with a firm vision for how to achieve these goals.

1.13 The Walker Riverside vision is to:

- **Build on the character, humour, strong families and informal community networks that have enabled Walker to endure difficult times.**

- **Gradually improve the local environment, housing, shops, schools, transport, education and health services to make Walker Riverside a vibrant local economy and location of choice for families to live, stay and work, now and in the future.**

- **Improve and revitalise each locality in Walker Riverside and create a new centre incorporating shops and facilities that is a wonderful place for families and people of all ages and backgrounds to enjoy safely.**

1.14 This vision will be achieved by a co-ordinated approach to both physical and social regeneration. This Plan sets out those interventions which relate to the use of land to support the regeneration programme.

1.15 The Draft Area Action Plan sets out to achieve the vision by establishing a new, mixed use neighbourhood centre (Community Focus) to improve the
quality of shopping and community facilities and bring them to the heart of the area, closer to the housing. The potential of the Lightfoot Sports Centre will be realised to provide quality, functioning and financially sustainable facilities at the heart of the community. The Community Focus will be supported by a brand new, full service primary school to encourage families to the area, and improved public transport, walking and cycling facilities that will ensure car use is kept low as the population increases. Correspondingly, large parts of the enclosed, declining Church Walk shopping centre will be redeveloped to stabilise it as a mixed use local centre that faces onto a new road and is supported by a new primary school. These changes will develop a joined-up, financially sustainable network of new services.

1.16 A neighbourhood development brief SPD will improve and support the riverside Industrial Area as a base for continued local employment and as a thriving employment area that improves the image and reputation of the area. Improved transport will connect the community to the growing job opportunities in the city centre, discovery quarter and at the Fossway.

Photo 2: Walker Riverside Showhomes

1.17 Up to 1,780 new homes will be built within the Plan period, mainly for families, with increased densities around the Community Focus to support the improved services and stabilise the drop in the number of pupils attending local schools. The new schools will increase demand for these homes, so that the Council can sell its development land in the area for more. All money gained from the sale of land in the area is safe guarded for the regeneration improvements so the proposals make sure that neighbourhoods will be designed to the highest standard, to attract people to live there. Green corridors will link the area to its strongest but rarely visible asset, the river Tyne, and improve access to the area’s open spaces. These will be restructured to make them a visible part of the layout of new
development, and improve them to attract new households and support a rich range of plants and animals. Existing communities will be treated sensitively; new housing will be mixed, with a choice of popular tenures. Households who need to be relocated will be treated in accordance with the Council’s Walker Riverside Promise, which currently provides one of the best relocation packages in the country.

Objectives

1.18 This Plan will designate sites to build 1,600 new and replacement homes in Walker Riverside over the next fifteen years and create a new neighbourhood centre in the heart of the area. This is being done to achieve the following objectives:

- increase the population of Walker Riverside, and especially the number of families
- achieve a wider mix of housing and forms of tenure that better meet needs and aspirations
- create a strong new community focus: an accessible, attractive neighbourhood centre providing good quality local shops, services and facilities in a good, safe environment
- invest effectively in housing, the environment and local services to create the right conditions for a strong, long term, sustainable local economy and housing market
- restructure the provision and delivery of local services in a way that supports the engagement of the community in the management and delivery of services

Relationship with other plans and programmes

1.19 The NewcastleGateshead quayside has achieved international prominence as a result of developments including the Millenium Bridge and the Baltic art gallery. Regeneration of the historic Ouseburn area is also now well underway as a location for housing and cultural businesses. Design-led developments in Byker will complete a large area of new investment stretching from the Quayside through the Byker-Ouseburn area to Walker Riverside. The proposals in this Plan therefore aim to realise the potential these links offer to draw investment into Walker Riverside to re-create it as a popular location for families, while maintaining the existing community’s strengths. An Area Action Plan is being produced for Wallsend town centre, in neighbouring North Tyneside Borough, although consultation on issues and options is not due to begin until September 2006 (www.northtyneside.gov.uk).

1.20 This Draft Plan is in general conformity with national planning policy guidance; the emerging new Regional Spatial Strategy and Local
Development Framework Core Strategy; and appropriate saved policies from the Unitary Development Plan (further detail supplied in appendix 2). It supports the objectives of funding partners, and helps to deliver the regional, Local Transport Plan for Tyne and Wear. Sometimes, policies in this Plan may appear more detailed than the options in the Preferred Options Report and this may be because they draw on the detail of policies that already exist. Where this is the case the body text of the policy justifies the extra detail and refers to the policy context this is drawn from.

1.21 Figure 3 shows the relationship between city-wide strategies in Newcastle upon Tyne and this Area Action Plan. Newcastle’s Community Strategy has been developed by the Newcastle Partnership, a coalition of public, private and community and voluntary sector organisations aiming to improve life in Newcastle. One of the roles of this Plan is to deliver the spatial aspects of the Community Strategy in Walker Riverside. But it goes further than this, by also helping to deliver the Council’s Draft Regeneration Strategy, in which many residents, businesses and stakeholders have already been engaged. In time, the aspiration is that the Newcastle Partnership will support the Regeneration Strategy and use it as a basis to review the Community Strategy. Further detail on how this Plan supports the Community Strategy is provided in appendix 2.

1.22 The Draft Area Action Plan is accompanied by a Regeneration Plan, currently also in draft form, which sets out interventions to improve services in the public, private and community and voluntary sectors in the area. Further detail on the Walker Riverside Regeneration Plan is included in the Funding and Deliverability section of part 3.
1.23 Figure 3 also shows a number of supplementary planning documents (SPDs) which will add detail to the policies in this Plan. The Walker Riverside Design Code SPD aims to speed up the development control process and improve design quality in accordance with policy EP1. Six neighbourhood level SPDs are proposed in addition to the Design Code. These will be developed through community and stakeholder engagement and are intended to be produced rapidly to guide development and front load the involvement of the community. Their content will vary according to the neighbourhood and range of land uses they cover but, in general, they are intended to guide the layout and design of new services and incorporate local aspirations where possible.

1.24 In addition to the Unitary Development Plan, local planning policies relevant to this Plan include the “Green Spaces… Your Spaces Strategy”, which sets open space standards and recommendations for the city and has informed the Walker Riverside Open Space Needs Assessment, which is a background document to this Plan. Newcastle’s Biodiversity Action Plan ‘Your Wildlife’ informs the wildlife audit being carried out across Walker Riverside prior to the production of neighbourhood level Supplementary Planning Documents and the principles of the Council’s Tree Strategy ‘Trees Newcastle’ will underpin the Design Code. The Council’s Corporate Asset Management Plan supports this Plan through the acknowledgement of the Superoute bus improvements and prioritisation of school improvements. Similarly, proposals for investment in the central locations of the Lightfoot Centre and the Community Focus contribute to the delivery of the Council’s Investment Plan for Community Buildings. This only supports investment in existing or new buildings where financial sustainability and support of the City Council’s strategic vision for Community Facilities can be demonstrated. Appendix 3 includes a schedule of which UDP policies are changed and replaced by this Plan.
1.25 Four related key, public sector investment programmes are identified which support this Plan. These are:

1. Bridging NewcastleGateshead (BNG), the Housing Market Renewal Pathfinder, which is fundamental to delivery and has already invested nearly £7.5 million in the Walker Riverside strategic commission area since 2003. Land allocations and improvement areas established in this Plan will form the basis for future applications to BNG for funding. BNG has already funded improvements to the Oval estate, new housing at the Cambrian and feasibility studies for the future of the Enslin Street area and the high rise tower blocks in the area.

2. Your Homes Newcastle (YHN) manages the rental of housing owned by Newcastle City Council. It is tasked with improving all these properties to the decent homes standard by 2010. In key areas, additional improvements to the exterior of the properties and the street environment will be funded by BNG to support this Plan.

3. Neighbourhood Renewal Funding (NRF) is linked to the priorities that have been established by consultation on the Local Neighbourhood Renewal Strategy within the Newcastle Plan. These same priorities have been used to develop this Plan’s sustainability appraisal objectives and NRF projects are in place in the Walker Riverside Industrial Area to help train local people in fields including riverside industry and construction.

4. Education is key to making Walker Riverside a location of choice for families and the Education Directorate is bidding to the Department for Education and Skills (DfES) for funding from the Primary Capital Programme to reorganise and replace primary school provision in Walker Riverside.

1.26 Funding is also being sought from English Partnerships to invest in priority industrial sites. The Industrial Area neighbourhood development brief SPD will guide strategic investment in this area.

1.27 This Plan helps secure the range of external funding to support regeneration that is identified in the funding plan in figure 5. The Walker Riverside Project Board will seek further opportunities to invest strategically in the area, including opportunities for match funding and engaging the resources of community organisations.

**Evolution of the Area Action Plan Proposals**

1.28 Newcastle City Council identified Walker Riverside as an area in need of regeneration in 2000. In 2002 it appointed Places for People as its regeneration partner and developed the Newcastle Neighbourhood Information Service, to provide detailed information on issues and problems within neighbourhoods. The community was engaged in the autumn of 2002 and spring of 2003, in the development of the Walker Riverside Masterplan,
which was subjected to a Community Enquiry by Design in November 2004, and accompanied by consultation on a Sustainability Appraisal scoping report shortly after. This period forms the Issues and Options stage of production of this Plan.

1.29 The outcome of the Community Enquiry by Design, was used to develop the Preferred Options Report ‘Walker Riverside: Decisions’. This is a set of documents for each of seven neighbourhoods, as well as a main document, a sustainability appraisal and a Walker Riverside Promise offering information on how development and relocations would be carried out. Consultation on the Preferred Options Report took place between 1st September and 12th October 2005 and the results were used to finalise this Submission Draft Area Action Plan. Extensive, innovative approaches to community involvement were used which achieved a response rate of over 10% of households in the area. More detailed information on the process is set out in appendix 4 and the accompanying pre-submission consultation and conformity statement, which also includes summaries of the representations received and the basis for the decisions of the local planning authority.
2.1 Community responses to consultation on the Preferred Option Report showed that the majority preferred ‘Major Impact’ in the area. This approach was also supported by funding partners and key consultees, as it was considered to offer the greatest opportunity to deliver the vision for the area within the principles of national, regional and citywide planning policy and guidance.

2.2 The policies in this part of the Plan set out a planning framework to deliver Major Impact. The sites that have been allocated to meet this scale of change have evolved to take into account representations received during the consultation process. Other policies respond to guidance and representations suggesting how best to accommodate the needs of specific users and households, and create sustainable communities.

3 The Preferred Options Report set out the basis for consultation on the Area Action Plan. It proposed three overall options with more detailed options within them. ‘Major Impact’ was one of these and comprised of the creation of a new local centre with 1600-2200 new homes.

1. Population and Housing

2.3 Desirable residential environments providing a mix of tenures and household incomes are vital to increasing population and supporting new and renewed services for local people. Sustainable neighbourhoods can only be maintained or created, however, by ensuring that new housing respects the residential amenity of existing housing, and forms part of an overall strategic framework. The following policies aim to strike that balance.

PROGRAMME OF NEW HOUSING

2.4 The Core Strategy Preferred Options Report preferred policy option PH2 distributes up to 1,800 new homes to the Walker Riverside area to support regeneration through this Area Action Plan, over the period 2006 until 2021. This Plan identifies where these homes are to be developed. It will be monitored and reviewed as necessary to ensure continued compliance with the Core Strategy and Regional Spatial Strategy, and to manage the pace of delivery. Targets for the number of new homes on each site are given below, in accordance with preferred policy PH4 of the Core Strategy Preferred Options Report. Assumed housing densities are highest in locations close to the

Photo 5: Dovercourt Multi-Storeys
Community Focus (neighbourhood centre) and quality public transport links/nodes. Targets are set for each site, although these may well be subject to change after detailed design criteria are taken into account. Proposals should closely adhere to the Design Code for Walker Riverside. The phased release of sites is important to bring about sustained regeneration of the area. A phasing plan is set out in appendix 5 and identifies the projected dates when development will happen. This will be monitored and reviewed annually.

2.5 Some of the allocations outlined below are for less than ten units. These would normally be included within a small-site windfall allowance covered through the Core Strategy preferred policy option PH3. However, given their importance as “gateway” sites for the regeneration of community areas within the Plan, they have been identified within the allocated housing table to facilitate delivery at an early stage.

Existing Commitments (sites with planning permission)

<table>
<thead>
<tr>
<th>Code</th>
<th>No of dwellings</th>
<th>Site area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD1</td>
<td>140</td>
<td>3.8</td>
</tr>
<tr>
<td>CD2</td>
<td>30</td>
<td>1.0</td>
</tr>
<tr>
<td>CW1</td>
<td>10</td>
<td>0.4</td>
</tr>
<tr>
<td>Total commitments -</td>
<td>180</td>
<td>5.2</td>
</tr>
</tbody>
</table>

Policy HP1: Programme of New Housing

Provision is made for 1,600 new homes to be built in Walker Riverside over the period 2006 to 2021. These will be developed on the following sites as identified on the Proposal Map:

<table>
<thead>
<tr>
<th>Cambrian Dovercourt</th>
<th>Code</th>
<th>Estimated no. of dwellings</th>
<th>Site area (ha)</th>
<th>Estimated construction start Pre 2010 10 -15 16 -21</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shops/flats - west side of Church St</td>
<td>CD3</td>
<td>20</td>
<td>0.2</td>
<td>X</td>
</tr>
<tr>
<td>West Walker School</td>
<td>CD4</td>
<td>120</td>
<td>4.2</td>
<td>X</td>
</tr>
<tr>
<td>Dovercourt maisonettes A</td>
<td>CD5</td>
<td>30</td>
<td>0.5</td>
<td>X</td>
</tr>
<tr>
<td>Scrogg Road site</td>
<td>CD6</td>
<td>25</td>
<td>0.4</td>
<td>X</td>
</tr>
<tr>
<td>Walker Road (east of Walker Taxis)</td>
<td>CD7</td>
<td>10</td>
<td>0.3</td>
<td>X</td>
</tr>
<tr>
<td>Wardroper House</td>
<td>CD8</td>
<td>10</td>
<td>0.3</td>
<td>X</td>
</tr>
<tr>
<td>Dovercourt maisonettes B</td>
<td>CD9</td>
<td>30</td>
<td>0.6</td>
<td>X</td>
</tr>
<tr>
<td>Site total -</td>
<td></td>
<td>245</td>
<td>6.5</td>
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### Walker Riverside AAP: Part Two

#### Church Walk

<table>
<thead>
<tr>
<th>Code</th>
<th>Site area (ha)</th>
<th>Estimated no. of dwellings</th>
<th>Estimated construction start</th>
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<tr>
<td>CW2/4</td>
<td>1.3</td>
<td>50</td>
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</tr>
<tr>
<td>CW3</td>
<td>0.1</td>
<td>5</td>
<td>X</td>
</tr>
<tr>
<td>CW5</td>
<td>1.0</td>
<td>40</td>
<td>X</td>
</tr>
<tr>
<td>CW6</td>
<td>0.7</td>
<td>5</td>
<td>X</td>
</tr>
<tr>
<td>CW7</td>
<td>3.6</td>
<td>170</td>
<td>X</td>
</tr>
<tr>
<td>CW8</td>
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<tr>
<td>Site total -</td>
<td>7.0</td>
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#### Community Focus

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<th>Estimated no. of dwellings</th>
<th>Estimated construction start</th>
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<tbody>
<tr>
<td>CF1</td>
<td>5.3</td>
<td>160</td>
<td>X</td>
</tr>
<tr>
<td>CF2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CF3</td>
<td>0.3</td>
<td>10</td>
<td>X</td>
</tr>
<tr>
<td>CF4</td>
<td>0.3</td>
<td>10</td>
<td>X</td>
</tr>
<tr>
<td>Site total -</td>
<td>5.9</td>
<td>180</td>
<td></td>
</tr>
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</table>

#### Western Gateway

<table>
<thead>
<tr>
<th>Code</th>
<th>Site area (ha)</th>
<th>Estimated no. of dwellings</th>
<th>Estimated construction start</th>
</tr>
</thead>
<tbody>
<tr>
<td>WG1</td>
<td>0.6</td>
<td>25</td>
<td>X</td>
</tr>
<tr>
<td>WG2</td>
<td>2.7</td>
<td>100</td>
<td>X</td>
</tr>
<tr>
<td>WG3</td>
<td>2.4</td>
<td>110</td>
<td>X</td>
</tr>
<tr>
<td>Site total -</td>
<td>5.7</td>
<td>235</td>
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</table>
Walker Riverside AAP: Part Two

Policy HP2: Housing development potential is identified on the following sites. This will be pursued in the medium to longer term of the Plan if the sites become available.

<table>
<thead>
<tr>
<th>Pottery Bank/Belmont Area</th>
<th>Code</th>
<th>Estimated no. of dwellings</th>
<th>Site area (ha)</th>
<th>Estimated construction start</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walker Road west of Green Finger (subject to relocating services to Community Focus)</td>
<td>PB1</td>
<td>20</td>
<td>0.4</td>
<td>x</td>
</tr>
<tr>
<td>St Anthony’s School and the Thomas Gaughan Community Centre</td>
<td>PB2</td>
<td>120</td>
<td>1.5</td>
<td>x</td>
</tr>
<tr>
<td>Walker Road, opposite the Community Focus</td>
<td>PB3</td>
<td>10</td>
<td>0.2</td>
<td>x</td>
</tr>
<tr>
<td>Former women’s refuge</td>
<td>PB4</td>
<td>20</td>
<td>0.4</td>
<td>x</td>
</tr>
<tr>
<td>Land at Felling View</td>
<td>PB5</td>
<td>90</td>
<td>1.8</td>
<td>x</td>
</tr>
<tr>
<td>Land adjacent Pottery Bank</td>
<td>PB6</td>
<td>80</td>
<td>1.5</td>
<td>x</td>
</tr>
<tr>
<td>Pottery Bank south Phase 2</td>
<td>PB7</td>
<td>40</td>
<td>0.7</td>
<td>x</td>
</tr>
<tr>
<td>Riverside Park sites</td>
<td>PB8</td>
<td>50</td>
<td>1</td>
<td>x</td>
</tr>
<tr>
<td>Pottery Bank South Phase 1</td>
<td>PB9</td>
<td>40</td>
<td>0.8</td>
<td>x</td>
</tr>
<tr>
<td>Caldbeck Close</td>
<td>PB10</td>
<td>20</td>
<td>0.3</td>
<td>x</td>
</tr>
</tbody>
</table>

Site total - 490 8.1
Sub total - 1,430 33

Codes shown in Phasing Plan

N.B. Development on all sites above is expected to have started by 2016 but construction will proceed into the 2016-2021 period.
2.6 In addition to sites identified in Policy HP1, there may well be other large and small site windfalls that come forward during the Plan period that may assist in meeting the wider objectives of the Plan. These sites will be evaluated against the Policy criteria of the Plan and the statutory planning framework of the LDF.

2.7 Overall, 91% of housing development proposed in Walker Riverside is allocated on previously developed land. Details of previously developed sites, together with information on targets and a trajectory for the development of brownfield land are included in Appendix 8.

**HOUSING TYPE**

2.8 Housing Policy 3 delivers preferred policy option PH5 of the Core Strategy Preferred Options Report and responds to the vision set for the area by local residents, stakeholders, and the Council, and adopted by the Walker Riverside Project Board. This approach to tenure has developed from the Walker Riverside Masterplan section 3.1.4. It seeks to widen the range of house types suitable for families (defined as housing of 3 bedrooms or more), and provide the types of accommodation sought by households which have left Walker Riverside. The city-wide Housing Needs Assessment/Requirement Studies carried out in 2002 and 2003 identified very little demand among those looking to move in the next five years for smaller properties, and greater demand for semi-detached houses and bungalows than current supply. The approach therefore also responds to Objective 1 of the consultation draft PPS3, 2006, which seeks to provide a wide choice of housing types and a better match between demand and supply.

2.9 The requirement for special needs, lifetime and wheelchair accessible homes is an important consideration. Standards for these homes are set out in the Core Strategy Preferred Options Report preferred policy option PH5 and the UDP, informed by the Council’s Housing Strategy.

2.10 Neighbourhood level Supplementary Planning Documents will have regard to the needs of relocated households in the identification of housing types.
Policy HP3: Housing Type

1. Unless it is shown that it would improve its contribution to the Vision and Objectives of the Plan, a target of 80% family housing is to be met across all new development. The remaining 20% will consist of sheltered and supported housing and flats.

2. Flatted housing will only be developed where:

   (a) it is necessary to comply with the Walker Riverside Design Code, including building heights and topography;

   (b) it is identified within neighbourhood level Supplementary Planning Documents;

   (c) it contributes to increasing housing density in locations close to the proposed neighbourhood centre at Walker Road and local centre at Church Walk.

TENURE MIX WITHIN NEW HOUSING DEVELOPMENTS

2.11 Approximately 330 occupied social rented dwellings are likely to be demolished over the Plan period. These will be replaced locally to ensure that the Council delivers its commitment (Walker Riverside: Decisions, page 20) to no loss of occupied social rented housing as a result of this Plan. A target of 20% of new dwellings for social rented housing is proposed. The numbers of demolished and new build social rented dwellings will be monitored to meet this objective.

2.12 Integration of social rented dwellings into developments across the area will contribute to mixed and balanced communities, and will avoid single tenure neighbourhoods. Preferred policy PH5 (1b) of the Core Strategy Preferred Options Report sets a proposed requirement for a minimum of 25% affordable housing units where there is an identified need. The definition of affordable housing is set out in the Core Strategy Preferred Options Report, and the draft Housing Strategy, which also provides the context and justification behind delivering new housing.

2.13 Mixed tenure development is supported in Planning Policy Guidance note 3 Housing, draft Planning Policy Statement 3 and in other ODPM publications (ODPM, 2005; Housing Corporation, 2005). Policy HP4 responds to household aspirations in the area through housing needs assessments (BNG, 2002; BNG, 2003), which show that 68% of concealed households likely to form in the next five years would prefer to own their own home, but that not all will have the means to do so on the open market. Currently 73% of properties in the area are social rented.
2.14 A ‘tenure blind’ design approach is now established good practice, so that the type of tenure of any dwelling is not obvious from its appearance. It is advocated by English Partnerships and the Housing Corporation, and is outlined in page 7 of ‘The Promise’ and page 20 of the ‘Walker Riverside: Decision’.

Policy HP4: Tenure Mix within New Housing Development

1. Across the Plan area, housing developments over 10 units should be mixed tenure and include an element of homes for market sale and social rent in the proportion 80/20.

2. Provision of additional affordable housing may be required on certain sites in accordance with citywide policy. Where this is the case, this will be provided as affordable home ownership. Shared ownership and part rent, part buy will also be acceptable.

3. New housing must be designed to ensure that the type of tenure is not apparent

HOUSING IMPROVEMENTS

2.15 In addition to setting out a framework for the delivery of new homes in the Walker Riverside Area, there are a number of strategic improvements to the existing housing stock proposed which are set out on the Improvements Map.

Photo 7: Tyneside Flats
2.16 The numbers of “right to buys” (former social housing now in the private sector) in the area are on the increase and set to rise further as the condition of council rented housing is improved to Decent Homes Standard. This will complement the restructuring of the housing market that this Plan seeks to achieve. These programmes will deliver a restructuring of the area’s housing to meet aspirations to buy, as, supported by preferred policy option PH5 of the Core Strategy Preferred Options Report, to promote choice and balanced housing markets. The Evidence Base in appendix 1 includes details of projected tenure change.

2.17 Some pockets of housing have less demand, where fewer residents are using their right to buy. Where these are not proposed for demolition, innovative approaches to releasing capital values will be identified and pursued to invest over and above Pathfinder and Decent Homes Standard funding. Improvements must ensure that these areas also benefit from a mix of tenures and the opportunity for residents to have a stake in their housing.

2.18 Saint Anthony’s House tower block will be in close proximity to the proposed Community Focus and improved public transport links. Improvements to Saint Anthony’s House must offer a more attractive package for existing and new residents to buy, as supported by consultation. Further tower blocks or pockets of housing will be identified for similar improvements jointly with Your Homes Newcastle and Bridging NewcastleGateshead.

Policy HP5: Housing Improvements

Improvements to St. Anthony’s Tower must include provision for flats for sale to owner occupiers. Living space equating to the floorspace of 30 flats (as at 2006) will be made available for purchase for this purpose.

PROVISION FOR THE NEEDS OF RELOCATED HOUSEHOLDS

2.19 Newcastle City Council is committed to maintaining and supporting existing communities in Walker Riverside. Residents of the Losh Terrace area (surrounding St Anthony’s allotments) had strong concerns and resistance to options for demolition. The Council has therefore made a commitment not to use compulsory purchase to develop housing in this area.

2.20 Policy HP6 responds to concerns raised during consultation around the management of change and relocation of households, and the commitments in the Walker Riverside Promise, which is a background document. If there are sound reasons why it is not possible to comply with the guarantees of the Walker Riverside Promise, alternative proposals for maintaining communities must be agreed with the local planning authority.
Policy HP6: Provision for the Needs of Relocated Households

Where proposals necessitate the relocation of existing households to enable development they will demonstrate:

a) how the tenure, design and housing type needs of those households will be met; and

b) how guarantees within the Walker Riverside Promise will be met.

2. A Competitive Local Economy

2.21 Policies in this chapter seek to support the long term growth of businesses in the Industrial Area. This approach is complemented by the development of local shops and services by establishing the Community Focus neighbourhood centre on Walker Road and improving public transport links to job opportunities in the city centre and elsewhere.

2.22 The Industrial Area

Historically, Walker’s prosperity has always been linked to the industrial riverside as a location for exports and ship building. The ‘Industrial Area’ in Walker Riverside refers to the part of the area bounded on the east side by the river, by Riverside Park and Hadrian’s Way to the south west, by Station Road to the West and by Welbeck Road to the north. The majority of employment in Walker Riverside is still located within this area, but the nature of the area has changed substantially in the last thirty years and its importance as a source of employment for residents of the area has reduced.

2.23 Currently, the area can be seen as two parts with different characteristics. The largely redeveloped section south of Malaya Drive is dominated by the two offshore oil and gas-related industries, Duco and Wellstream, and is attractive and well maintained. The vacant site at the south end of Wincomblee Road remains available, and, together with the former Dobson’s Yard north east of Malaya Drive, offers opportunities for expansion of offshore oil and gas activity.

2.24 By contrast, the northern section of the Industrial Area is a mixture of
businesses, from small businesses in the Bath Street area to a range of larger engineering businesses. Parts of the northern section are unused and/or in poor condition. The Industrial Area has riverside sites totalling 7.38 ha (source Annual Monitoring Report 2005) offering employment potential. A study is underway to determine the needs of small and medium enterprises (SMEs) for affordable accommodation in the area, to support delivery of preferred policy option LE1 of the Core Strategy Preferred Options Report.

2.25 **Shops and services**

Local shops, services and businesses continue to make an important contribution to service sector employment. Proposals to restructure and increase provision of these services are set out under ‘Thriving and inclusive local centres’.

2.26 **Employment opportunities in the wider area**

Walker Riverside is potentially well placed to access city-wide and sub-regional employment opportunities, but availability of public and private transport is crucial, and this is considered in section 4: Sustainable and Inclusive Transport. The City Centre is, and will remain in future, the main source of service sector job opportunities, together with existing and proposed shopping development at Shields Road District Centre and regeneration at Shields Road/ Fossway.

2.27 A wider range of current and future jobs can be identified within business and industry parks in the North Tyneside area, alongside the A19 corridor and in the north and west of the City, at Newcastle Great Park and Newburn Riverside. The emerging Core strategy and City Centre Area Action Plan identify Central Station as a sub-regional hub to promote access from areas such as Walker Riverside to major employment sites.

**PROPOSALS FOR THE INDUSTRIAL AREA**

2.28 There is a good base of engineering manufacturing companies north of Malaya Drive, with growth potential. There are also opportunities presented by vacant sites both within and to the north of the Walker Riverside boundary. Planning for this part of the Industrial Area is therefore more complex than the remainder and will have regard to vacant sites north of the Industrial Area.

2.29 Consultation to date has established a strong desire for options that change and improve the appearance, functioning, and accessibility of the area but more work needs to be undertaken with local stakeholders and funding partners to draw up firm, detailed options and proposals. The Council will support the development and growth of local businesses and social enterprises in the area, which is allocated for economic development purposes (Use Classes B1, B2, and B8) under UDP policies ED1.1, and ED 3.1. It is therefore proposed that the Industrial Area should continue as a major employment base, and provide for a range of business uses. A small
area of 1.9 ha, north of Rhodes Street, is re-allocated for new housing and retention of the TA Centre, thus consolidating employment uses to the east of Station Road and improving the Station Road frontage and the residential environment to the west of Station Road. A further area of 1.1 hectare is identified as open space in recognition of the need to improve the amenity of the Hadrian’s Way route and protect the Former Walker Railway Station Site of Nature Conservation Interest. These changes support the objective of policy ED2 (a) to improve the image of the area to stimulate both residential and industrial investment.

Policy ED1: Land within the southern part of the Industrial Area

Land within the southern part of the Industrial Area, south of Malaya Drive, as shown on the Proposals Map will continue to be allocated for employment uses in the LDF Proposals Map.

Policy ED2: Proposals for the Northern Part of the Industrial Area

Land at the northern part of the Industrial Area, as shown by the ‘area of industrial/ commercial improvement’ on the Proposals Map is allocated for continued employment use. An SPD will be prepared to:

a. improve the visibility and appearance of the Industrial Area and provide a better outlook from the proposed new housing to the west;

b. co-ordinate the leasing/sale of sites with the planning of the area; and

c. identify and prepare a detailed plan of funding to support the proposals
3. **The Environment and Sustainable Development**

2.30 Lasting, positive change in Walker Riverside will depend on high quality developments that are sensitive to their surroundings and build on the area’s strengths.

**DESIGN**

2.31 **Design and layout of development**

The Community Strategy seeks to make Newcastle the world’s first CarbonNeutral city. The Core Strategy Preferred Options Report preferred policy option EN2 supports this aspiration by proposing new housing developments to incorporate renewable energy generation, and to meet the EcoHomes energy efficiency standard ‘very good’. The city-wide ‘Development Control Policies’ Development Planning Document will consider incorporation of advanced IT connections (broadband) in new homes.

2.32 New housing must meet the needs and aspirations of all and be designed to be sustainable and minimise crime and disorder. This policy supports these aims. A Walker Riverside Design Code Supplementary Planning Document will set out detailed design requirements.

2.33 **Flood risk**

Walker Riverside has no significant areas of flood risk, and does not require additional sustainable drainage intervention. Nevertheless, new development needs to be designed to respond to climate change. This approach is supported by local policies on flooding in UDP policy POL14 and preferred policy options EN1 and EN2 of the Core Strategy Preferred Options Report, which seek to minimise new development increasing the risk of flooding elsewhere. Policy EN1 encourages the use of permeable surfaces to reduce general flood risk.

*Photo 10: The Tyne Estuary*
2.34 Neighbourhood Development Brief SPDs will give guidance for permeable surfaces and water recycling. They will be supported by up to date information on the capacity of foul and surface water network capacity. The Walker Riverside Design Code will provide guidance on realising the potential for renewable energy generation opportunities within the design vision for the area.

2.35 Managing waste

The Council is committed to reducing the amount of waste the city produces and increasing the amount of waste that is recycled and re-used to meet defined targets. As part of this, it is developing a Municipal Waste Management Strategy, which will review the current doorstep recycling service and is likely to replace a recycling box system with new bin arrangements.

2.36 The Sustainability Appraisal assesses the Plan’s impact on reducing waste generation, increasing recycling, and making better use of our resources. Policy EP1, supported by Planning Policy Statement 10 and preferred policy options EN2 and EN3 of the Core Strategy Preferred Options Report, aims to ensure that every development’s recycling needs are considered at an early stage of design. Neighbourhood level Supplementary Planning Documents and the Walker Riverside Design Code will provide more detailed guidance once the Council’s Waste Management Strategy is complete.

Policy EP1: Design

The highest standards of design will be required in all new development.

All housing development will be required to:

(a) Comply with Secure by Design standards
(b) Adhere to the Walker Riverside Design Code
(c) Meet EcoHomes energy efficiency ‘very good’ standard or equivalent

New family housing will be required to:

(d) Meet Lifetime Homes Standards

All new development will be required to:

(e) Include provision to encourage recycling and waste management
MEETING OPEN SPACE NEEDS

2.37 PPG 17 ‘Sport and Recreation’ sets out 9 typologies (types) of open space, and requires that local planning authorities set local standards for their quantity, quality and accessibility. Existing, city-wide standards are identified in the UDP, the ‘Green Spaces… Your Spaces Strategy’ and preferred policy option EN5 of the Core Strategy Preferred Options Report. These have been updated in a PPG17 compliant Open Space Needs Assessment for Walker Riverside. This sets standards by auditing existing open space, undertaking public consultation on open space issues and taking account of consultation responses to the Preferred Options Report and the Newcastle Plan (Community Strategy and Local Neighbourhood Renewal Strategy). It identifies areas of open space that are in need of protection or considered surplus to requirements and forms the basis for the proposed open space framework.

2.38 The Open Space Needs Assessment is a background document, but in the longer term the standards within it will inform the Development Control Policies DPD and Open Space and Recreation SPD, which will set standards for the whole city. The Open Space Needs Assessment also includes detailed recommendations on locations where facilities should be provided and on how to achieve high standards of quality open space.

2.39 The key conclusions of the Open Space Needs Assessment are:

There is a good provision in the amount of open space in Walker Riverside, and the level of provision of most types is higher than in other authorities or citywide.

Photo 11: The Walker Riverside Park
The standards for quantity, quality and accessibility at the Walker Riverside level should provide the framework for the provision of open space in the future regeneration of the area.

Application of the standards to the Area Action Plan proposals indicates that they are broadly in line with the standards for each type open space.

2.40 Two areas of Riverside Park are allocated for a mix of new leisure facilities, housing and open space in order to increase activity in the area, and introduce natural surveillance into the park and carry the green corridors down to the river. An SPD for the Riverside Park area will be produced to guide development and uses in these areas. These proposals will be in accordance with the Walker Riverside Open Space Needs Assessment, and will be designed to enhance biodiversity in accordance with the requirements of preferred policy EN1 of the Core Strategy Preferred Options Report.

2.41 A development tariff has been agreed with partners for development of land owned by the Council, and this money will be used to improve open space to meet the quality standards. Development proposals must also contribute to achieving quality standards by including site specific improvements to local open space.

2.42 Play areas for children of all ages are an important component of new development and are to be provided in accordance with the Open Space Needs Assessment standards. Neighbourhood level SPDs will identify locations where play areas may be provided as part of development proposals and an informal guidance note will be developed in the interim period. Proposals to remove existing play areas must include adequate replacement provision of at least similar sized facilities nearby, to the quality standard and with clear arrangements for long term maintenance.

2.43 **Community Focus**

In the proposed Community Focus area, outdoor sports facilities have been vandalised and are of poor quality and/ or little used. Mainstream funding is not adequate to bring the whole site back into use. The site suffers from lack of kerb appeal and the design and location of the Lightfoot Centre has left it remote from the pitches it should overlook, resulting in severe management and maintenance issues. Currently, 1 5-a-side football pitch (of 6), 1 11-a-side pitch (of 2) and a running track are in a usable condition. A hockey pitch is also unusable (the types of sport for which the space is laid out are shown in a schedule in appendix 1).

2.44 PPG17 ‘Sport and Recreation’, and guidance from Sport England (Sport England, 2000) recognise that development on open space for outdoor sport can be acceptable when this would result in sufficient benefit to the development of sport to outweigh the harm caused by the loss of the playing fields.
2.45 The Newcastle Playing Pitch Strategy identifies a need to increase the overall stock and/or capacity of playing pitch facilities in the East End of Newcastle by up to 10% and to provide for an increase in junior football pitch provision. Proposals in the Community Focus area will contribute to this target through the use of quality artificial surfaces with a thorough management and maintenance plan. Artificial surfaces can dramatically increase the number of hours pitches can be used, which is particularly limited in Newcastle as a result of soil type.

2.46 New, green through-routes will support the Community Focus, leading to the Lightfoot Centre, Walker Park and Riverside Park. Improvements to Walker Road will create a sense of place, and new buildings will be designed to maximise visibility and impact. The Lightfoot playing field, which is identified as an area of 5.9 hectares in the UDP, will be reduced to approximately 4.5 hectares and see major refurbishment to enable it to meet modern sports, community and health needs within this context. Proposals are therefore a strategic and long term response to bringing the Lightfoot Centre back into full use.
Policy EP2: Open Spaces

The following sites are identified as open space, for the purposes of policies OS1, OS1.2, OS1.4 and OS1.5 of the UDP:

WR0S1 - Welbeck primary School
WR0S2 - Ayton Park
WR0S3 - Relton Avenue
WR0S4 - Land at Walker Riverside
WR0S5 - Monkchester Recreation Ground
WR0S6 - Welbeck Allotments
WR0S7 - Green link
WR0S8 - Enslin Street Corridor
WR0S9 - Walker Park and Cemetery
WR0S10 - Dovercourt Road
WR0S11 - Greenford Road
WR0S12 - TA Centre/School
WR0S13 - Malaya Drive North
WR0S14 - Corner of Jane Terrace
WR0S15 - Church Street Strip
WR0S16 – Branxton Allotments north and south

Policy EP3: Meeting Local Open Space Needs

a. Pocket parks will be provided within development proposals in the following locations:

i. At the Lamb Street/ Church Walk Bus Terminus site

ii. Along the green corridor adjacent to St Anthony’s House

iii. Along the green corridor on the West Walker Primary School site

b. A new public throughway will be provided to the south of the Lightfoot playing field

c. Housing development on St Anthony’s Road allotments will retain at least one hectare of land for allotments on the existing site.
2.47 **Riverside Park**

Development of part of Riverside Park (policy HP1, site PB8) is proposed in order to achieve the following regeneration goals outlined in the Walker Riverside Masterplan:

i. Improvements to footpaths and cycle ways through the park and linking of green corridors;

ii. Thinning of vegetation and overlooking of public areas in the Park from new buildings to improve security and make the area feel safer;

iii. Increasing activity in the park and on the waterside through the introduction of waterside facilities, such as a family pub, water sports centre or a ferry service.

2.48 **A Wildlife Audit** has informed the location of proposed development in Riverside Park. Proposals must demonstrate how they will enhance biodiversity value, in accordance with PPS9, The City’s Tree Strategy ‘Trees Newcastle’ and the Newcastle Biodiversity Action Plan.

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**Policy EP4: Riverside Park**

Land adjacent to the waterside, as identified on the Proposals Map, is allocated for mixed housing/leisure/commercial/open space use to deliver improved access and connectivity through the Park.

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**BIODIVERSITY**

2.49 There are four large areas of strategically important open space in Walker Riverside. Harbottle Park and the Lightfoot playing pitches are recreational areas offering a limited habitat for wildlife. Walker Park is a formal park with some areas of habitat (including Walker Vicarage). Riverside Park provides a greater range of habitats but management has not prevented dense, young woodland and scrub from becoming over-prevalent, and vandalism has hampered efforts to create habitats for birds and mammals. Elsewhere, smaller areas of grassed open space provide minimal wildlife habitat other than a number of street trees. Proposed open space improvements present opportunities to create and improve habitats and provide greater linkage along green corridors. The Walker Riverside Design Code and Riverside Park Supplementary Planning Document will provide detailed guidance on enhancing local wildlife within and beyond designated sites, in accordance with Preferred Policy EN1 of the Core Strategy Preferred Options Report and PPS 9 ‘Nature Conservation’.

2.50 **Sites of Nature Conservation Interest**

Policy NC 1.2 of the UDP identifies specific sites of wildlife significance, which meet the nationally recognised Wildlife Trust criteria for ‘Sites of
Nature Conservation Interest’. Additional sites, identified in accordance with the same criteria, would also be recognised. Two such sites now qualify as SNCIs. In line with the Council’s saved SPG ‘Nature Conservation’ applications for development within 500 metres of an SNCI may be required to provide an ecological appraisal.

2.51 A survey of Walker Vicarage has identified the potential to improve the site to support a more diverse range of plants and animals. Improvements will be prioritised in accordance with Objective 9 of the Sustainability Appraisal (conserve and enhance biodiversity with specific reference to Newcastle Biodiversity Action Plan species) to determine its potential status as SNCI.

Policy EP 5: Biodiversity

The following new Sites of Nature Conservation Interest (SNCI) are identified on the Proposals Map

a. Former Walker Railway Station (SNCI1)

b. Grassland section of Riverside Park (SNCI 2)

4. Sustainable and Inclusive Transport

2.52 Walker Riverside is less than three miles from the city centre. It currently takes around twenty minutes to get there by bus and 12 minutes to get to Shields Road District Centre.

2.53 National Cycle Route Network Route 72 runs through Walker and forms part of the Hadrian’s Cycleway promoted by Sustrans. The Hadrian’s Wall Path
National Trail also runs through the area, generally on the same alignment as the cycle route. The riverside cycleways and paths in Walker form part of a strategic network for walking and cycling as well as providing a direct, local route to the city centre and beyond. New developments provide an opportunity to improve the security and safety of users of the routes through informal surveillance. Improvements to the adjacent open spaces, maintenance and signage are required if these routes are to fulfil their true potential as strategic links and this will be secured by this Plan. Figure 5 identifies £6.5 million for improvements to parks and open spaces. Sustainable forms of transport will be encouraged by the Design Code which identifies improvements to Walker Road. These include dedicated bus and cycle lanes and new street trees, £11.5 million is identified to support these improvements to create a ‘Walker Road Boulevard’ which will boost the confidence of those considering investing in the area.

2.54 £4 million is identified to secure improvements to public transport infrastructure through negotiations with operators. The following policies aim to improve connections between Walker Riverside and surrounding areas by sustainable methods of transport, in accordance with the aims of policies ST1 and ST2 of the Core Strategy Preferred Options Report. The Tyne also provides a potential direct transport link to the city centre, as yet unused.

**CYCLING AND PEDESTRIAN FACILITIES**

2.55 The Community Strategy and draft Regeneration Strategy seek to provide a safe, green environment for walking and cycling. Policies T5.3 and T5.4 of the UDP set out standards for cycling provision. The Tyne and Wear Local Transport Plan (LTP2) sets out an updated cycle network and a commitment to developing continuous routes, end of trip facilities and better integration with public transport. Improvements to Walker Road and Hadrians Way, as well as the development of green corridors, will make key contributions to meeting LTP2 objectives in Walker Riverside, in accordance with LTP standards.

2.56 UDP policy OS2 identifies recreational routes for the purposes of linking open spaces and encouraging walking and cycling. The improvements map (appendix 6) proposes ten green corridors as additions to the recreational routes identified in UDP policy OS2.2. These will link Walker Riverside to the river and improve the accessibility of open spaces, including riverside park and the Lightfoot playing field. New development adjoining green corridors will be required to ensure its continuity, convenience and amenity in accordance with UDP policy OS2.3. £4.5 million of funding from developer contributions is identified for green corridor improvements (see funding plan, figure 5), in accordance with the Design Code, while over £11 million is identified to create a new ‘boulevard’ lifting confidence in the area and linking it to the city centre.
Policy TP1: Hadrian’s Way Improvements

New development adjoining Hadrian’s Way will be designed to respect the setting of this strategic route and, where appropriate, facilitate improvements to this corridor, including improved security and safety.

TP2: Green Corridor Improvements

Environmental improvements will be undertaken along the following recreational routes:

GC1 Norbury Grove
GC2 Birds Nest Road/ Wharrier Street
GC3 The Oval
GC4 Monkchester Road
GC5 St Anthony's Road
GC6 Lightfoot Playing Field
GC7 Pottery Bank
GC8 Scrogg Road
GC9 Walker Park
GC10 Church Street
Walker Road Boulevard

TP3: Cycling Improvements

Highway and signage improvements for cycling will be incorporated within improvements to green corridors and other throughways.
PUBLIC TRANSPORT IMPROVEMENTS

2.57 The Council seeks to promote public transport use and provide suitable alternatives to the private car and has identified £4 million pounds (figure 5) for investment in public transport in Walker Riverside through section 106 contributions from development, and Local Transport Plan 2 funding. However, the Council has no direct control over the provision of public transport services and it is acknowledged that bus services can change or be removed at relatively short notice.

2.58 Development of a light rail service in the area linking in with the current Metro service has been evaluated but does not meet current national funding criteria, and is therefore not a realistic option in the short to medium term. It could, however, remain a long term aspiration to be developed through a future review of the Local Transport Plan. Instead, investment and further improvements to the bus network throughout Walker Riverside are proposed. These would link to the proposed strategic public transport hub and interchange based at Central Station, as identified in Submission Draft Regional Spatial Strategy, and the Core Strategy Preferred Options Report, preferred policy options ST1, and ST2. In doing so, access from Walker Riverside to major employment, shopping and leisure locations would be improved.

2.59 Potential improvements include:

a) More reliable services, including the development of Quality Bus Partnerships between the Council and Bus Operators.

b) Improved quality bus corridors or Superoutes, including the introduction of bus priority and new bus stops supplying real time information

c) Higher quality, more energy efficient vehicles

d) A more direct service to the city centre

Photo 14: Quaylink Bus
2.60 The development of improved, accessible public transport corridors throughout Walker Riverside and the East End, with increased patronage, will assist in the delivery of the Council’s statutory targets for public transport use. These will be delivered through an investment package derived from new development (S106 planning obligations) and funding secured from sources including the Local Transport Plan. It is anticipated that most works associated with these corridors will be within or adjacent to the existing highway.

2.61 Bus services to and from the Community Focus will be required as this is developed. An assessment of the most appropriate and cost-effective improvements to bus services will be undertaken prior to the identification of specific improvements.

**Policy TP 4: Public Transport Improvements**

The Council will seek to improve public transport infrastructure through the use of developer contributions and Local Transport Plan funding.

**PROVISION OF PARKING WITHIN NEW DEVELOPMENT**

2.62 PPG13 ‘Transport’ sets out the need to provide sustainable levels of car parking as part of new development. New development should meet the Council’s parking requirements, including cycle parking. Careful consideration of parking within residential developments is essential, and one of the key themes identified by the Commission of Architecture and the Built Environment as part of their audit of the design quality of new housing. The Walker Riverside Design Code will set out how parking should be provided as an integral part of new development.

2.63 The Council is keen to promote better use of the parking stock, and parking associated with mixed use development, such as that proposed as part of the Community Focus, provides an opportunity through careful management to utilise spaces more efficiently.

**Policy TP 5: Parking within New Development**

Parking will be provided within mixed use developments at Church Walk and the Community Focus, pooled centrally and conveniently for all uses.

**5. Thriving and inclusive Local Centres**

2.64 While the UDP identified three neighbourhood shopping centres serving Walker Riverside, two of these are on the northern boundary and do not serve the south of the area. The other, Church Walk, is in long term decline and also situated to the north. This Plan proposes to create a new neighbourhood centre, the Community Focus, in the heart of Walker
Riverside. Correspondingly, much of Church Walk neighbourhood shopping centre will be demolished and replaced with a new local shopping centre incorporating housing, shops and services serving the immediate locality. Supplementary Planning Documents are proposed for both the Church Walk and Community Focus areas to add detail to the policies and proposals set out in this Plan. A schedule of the specific properties to be demolished will be published on the internet and made available on request.

**Policy LC1: Shopping Provision**

The following structure of neighbourhood and local shopping is proposed:

**Neighbourhood centres:**
- Scrogg Road
- Welbeck Road
- Walker Road Community Focus

**Local centres:**
- Church Walk

### COMMUNITY FOCUS AREA

2.65 The proposed new neighbourhood centre (Community Focus) at Walker Road will be prominently located and designed to serve Walker Riverside as the area develops. It will ensure that residents, who are currently poorly provided for by local shops and services, will enjoy good access to convenience shopping in accordance with Core Strategy Preferred Options Report proposed policy TC2. The funding plan in figure 5 identifies £7 million to achieve this. The Community Focus proposal supports the commitments within the Community Strategy and Regeneration Strategy to encourage local business and social enterprise where possible.

*Photo 15: Church Walk Shopping Centre*
2.66 The Community Focus proposal takes account of the City Wide Retail and Leisure Study 2005 and national and regional guidance, which supports the provision of new and strengthened local centres. It also seeks to create a compact and accessible local centre that reduces the need to travel by car by contributing to a city-wide network of local shopping provision, and incorporating provision for public transport, in accordance with policy EN4 of the Core Strategy Preferred Options Report. Development in the Community Focus should comply with Environment Policy 1 Planning for Climate Change.

2.67 The Community Focus will be a hub where residents and passers by can access shopping and health services, community facilities and other public services all in one go. Improved links to the Lightfoot Centre will complement the offer, as will a new primary school which will include a range of extended services to meet the needs of the community such as a library or adult services. A small number of offices may be appropriate where they would support regeneration. In addition, local businesses (including those being relocated) will be supported by giving detailed consideration to the provision of accommodation for smaller retail units within the Community Focus SPD. The SPD will also demonstrate how redevelopment of this area will benefit the development of sport in the East End of Newcastle.

Policy LC 2: Community Focus Area

Land to the north of Walker Road as shown on the Proposals Map is allocated for a mix of uses including; a primary school, anchor supermarket, new shops, sport, leisure, community building/s, small scale office accommodation and housing.

COMMUNITY FOCUS PRIMARY SCHOOL

2.68 A new full service school is proposed in the Community Focus, contributing to the Community Strategy’s pledge to co-ordinate and promote services for children and families, and responding to priorities identified within East End Local Neighbourhood Renewal Strategy consultation for additional family support services. The school location maximises use of and management/investment in recreational space in the Community Focus. Vandalism and anti-social behaviour on the Lightfoot Centre playing pitches are major issues. By locating educational and health uses with recreation space, this proposal responds to recommendations within “Green Spaces… Your Spaces Strategy” to improve health, and reduce the effects of crime and anti-social behaviour.

2.69 It is proposed to refurbish the Lightfoot Centre and incorporate changing and management facilities within the proposed primary school, with greater links to the Lightfoot Centre.
Policy LC3: Community Focus Primary School

A new primary school will be provided at the Community Focus, which will:

a. Incorporate a framework for pedestrian accessibility, including links to the Lightfoot Centre;

b. Incorporate provision for full service uses in accordance with Policy LC1;

c. Incorporate changing facilities designed for community use, to serve the Lightfoot playing pitches;

d. Be designed to provide surveillance over both the Community Focus area to the east and the playing pitches to the west;

e. Provide management of the playing pitches, with particular regard to security, CCTV, and access from the green corridor to the south.

THE LIGHTFOOT CENTRE

2.70 The Lightfoot Centre will be radically remodelled to meet the needs of the community which, in line with the Council’s Investment Plan for Community Buildings, will ensure that investment in community buildings is pooled in strategic locations that support financial sustainability. £7.5 million pounds has been identified through the funding plan in figure 5 to support this. Shared parking, pedestrian links and complementary layout of land uses will be required to support the Community Focus. The need for more facilities for young people has been a consistent priority in responses to consultation and this offers considerable opportunities for the development of the Lightfoot Centre.
2.71 Parking at the Lightfoot Centre will be reviewed and restructured as part of the preparation of the Community Focus SPD, which will include a proposal for shared parking with the Community Focus.

**Policy LC 4: The Lightfoot Centre**

Improvements to the Lightfoot Centre will be carried out, which will:

- Support provision of a wider range of community activities and include facilities for young people
- Redefine the centre’s role within the city and its target user groups, and relate this to the vision in the Community Focus SPD
- Incorporate pedestrian through-routes to the Community Focus

2. The development of a swimming pool as part of the Lightfoot offer would be supported providing that this is accompanied by a proposal securing its long-term viability

**Figure 4: Existing uses in Church Walk Shopping Centre**

<table>
<thead>
<tr>
<th>No. units (approx. floorspace, m²)</th>
<th>Community/ Voluntary Sector Organisation</th>
<th>Public Sector or public sector funded</th>
<th>Private Sector</th>
<th>Vacant</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local projects</td>
<td>3 (1,540)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>3(1,540)</td>
</tr>
<tr>
<td>Shops/associated uses</td>
<td>0</td>
<td>0</td>
<td>6 (1,600)</td>
<td>3 (290)</td>
<td>9(1,890)</td>
</tr>
<tr>
<td>Public houses/social clubs</td>
<td>0</td>
<td>0</td>
<td>1 (1,030)</td>
<td>1 (370)</td>
<td>2(1,400)</td>
</tr>
<tr>
<td>Offices</td>
<td>0</td>
<td>1 (830)</td>
<td>0</td>
<td>2 (300)</td>
<td>3(1,130)</td>
</tr>
<tr>
<td>Leisure</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1 (910)</td>
<td>1 (910)</td>
</tr>
<tr>
<td>Total</td>
<td>1540</td>
<td>830</td>
<td>2630</td>
<td>1870</td>
<td>6870</td>
</tr>
</tbody>
</table>
The Church Walk shopping centre has declined from 40 shops in 1962 to 6 now, despite past attempts to stem decline by demolishing vacant units. Church Walk neighbourhood shopping centre currently consists of the following uses:

Church Walk is re-classified from a neighbourhood centre to a local shopping centre, as defined in policy R1.1 of the UDP, to reflect the reduced level of shopping and associated provision to serve local day to day needs. Further work will be undertaken with Community and Voluntary Sector Organisations operating from Church Walk, and appropriate units may be re-provided within the redevelopment of Church Walk where relocation to the Community Focus is inappropriate.

The local authority owned, rented flats and shop units at Berry Close will be demolished and replaced with new housing and provision for shops and services. One of the three multi-storey tower blocks in Church Walk will be demolished to support the renewal of the local centre and assist tenure
change to owner occupation. A feasibility study of options for the long term provision and management of the multi-storey tower blocks is under way and this will inform which tower block is to be demolished. A public house facility will be provided within the redevelopment of Church Walk to replace the loss of the Cumberland Arms PH to new housing. A Supplementary Planning Document will be produced to guide the layout and design of the new Church Walk local centre, in accordance with the principles of policy EN4 of the Core Strategy Preferred Options Report.

Policy LC5: Church Walk Local Centre

Church Walk shopping centre is re-designated a local centre. Improvements to the centre will be carried out, which will include:-

a. A new street layout, with a new road linking the centre directly to Wharrier Street, to the south, enabling access for pedestrians, cyclists and buses.

b. Safe and attractive pedestrian links between the new primary school on the Tyneview site and the new Church Walk local centre.

c. A new public house to ensure that there is no loss of provision as a result of the redevelopment of the Cumberland Arms site for housing.

2.75 Church Walk is recognised as a focal point for successful Community and Voluntary Sector Organisations in the area, which provide a huge contribution to the community in Walker Riverside. A key issue raised during consultation was the concern for the needs of vulnerable groups, particularly young people, victims of drug addiction, asylum seekers and refugees, through the process of change. Refugees were highlighted as offering unique opportunities for economic and cultural growth if supported as part of the regeneration. Both the Housing Strategy and Regeneration Strategy for the city draw attention to the needs of BME groups and European immigrants. The Church Walk SPD will address the future needs and potential of these groups.

CHURCH WALK PRIMARY SCHOOL

2.76 National policy guidance in PPG/PPS 3, PPG6 and PPG13 aims to create more sustainable patterns of development and seek to reduce car dependence by encouraging more walking and cycling. School travel plans have been developed in many of the schools in the city to encourage sustainable travel patterns and supports bids for funding to encourage walking and cycling. This Plan seeks to encourage shared trips and support the Community Strategy priorities of sharing information and experience among learning providers and encouraging full service schools by locating the new school close to a local centre which offers the opportunity to incorporate full service functions in the future.
2.77 This policy therefore allocates land for a new school adjacent to Church Walk local centre to merge West Walker and Tyneview Primary schools, in accordance with Newcastle’s ‘Planning for Schools’ school reorganisation strategy. Opportunities to incorporate community facilities into the school will be looked into. Newcastle City Council is required to undertake further, statutory education consultation prior to delivering changes to the provision of schools in the area.

Policy LC 6: Church Walk Primary School

1. A new primary school will be developed on the site of the existing Tyneview Primary School, as indicated on the Proposals Map.

2. The new school will provide safe pedestrian links to Church Walk local centre and will support community use of the recreation facilities

6. Implementation

2.78 There is a strong commitment to supporting the community in Walker Riverside. This section ensures that their needs are considered through the process of regeneration. Please note that, in addition to the requirements below, development should conform with Housing Policy 5 ‘provision for the needs of relocated households’ and will be required to contribute to meet infrastructure costs (see funding and delivery section).

SUPPORTING THE COMMUNITY THROUGH CHANGE

2.79 Consultation on the Sustainability Appraisal identified a number of potential short term negative effects of the Area Action Plan:

- boarded up properties and building sites near people’s homes
- vandalism and arson on empty properties
- demolition and a poor environment deterring investment, resulting in the loss of some local shops/services

2.80 Good practice has already been identified in the Council’s “Green Spaces… Your Spaces Strategy”, which requires developers to inform the community of the start and end dates of developments and improvements to and around open space. Providing information to the community is an important factor in fostering local pride in and responsibility for the environment and, in order to respond to issues raised as part of the Sustainability Appraisal, this policy seeks to expand the open space requirement to supply information on all development. The Head of Sustainable Development will take responsibility for providing information, through the local community engagement team.
2.81 The Walker Riverside Promise gave a commitment to the use of the Considerate Constructor scheme to minimise disruption from development.

**Policy IP 1: Supporting the Community Through Change**

The following requirements will be sought as a condition of gaining planning approval:

- All applicants proposing new development must adhere to the requirements of the Considerate Constructors scheme, details of which can be found at: www.considerateconstructorsscheme.org.uk
- Adequate site security must be maintained during development;
- Information must be provided on the phasing, timing and nature of construction work to be carried out;

The Council and its partners will:

- Wherever possible, seek to supply diversionary activities for young people away from construction sites;
- Carry out a Health Impact Assessment as part of the sustainability appraisal on proposals in the Community Focus neighbourhood SPD;
- Support the neighbourhood response team to manage boarded up properties;
- Project manage the compulsory purchase process to shorten times when properties are boarded up, and provide this information through the area’s community engagement team;
- Market and publicise the successes of the regeneration, to boost confidence in the area and its future.

*Photo 19: New homes underway on the Cambrian Estate*
Submission Phasing and Proposals maps

3.1 Development phasing: The Phasing plan in appendix 5 sets out target start-on-site dates for new developments. It sets proposed phasing to facilitate the plan, monitor and manage approach to the release of sites to meet the housing supply required to deliver successful regeneration in the area. By doing so, this will also give greater clarity to residents, businesses and other stakeholders about when things will happen so that they can plan for change.

3.2 Improvements:

The Area Action Plan will deliver the following improvements in the Walker Riverside area:

i. investment in parks and open spaces

ii. energy efficiency and renewable energy generation improvements to all new homes

iii. development of a community resource centre

iv. new primary schools in the east and west of the area

v. improved leisure facilities

vi. development of a new neighbourhood centre (Community Focus) on Walker Road

vii. green corridors and environmental improvements

viii. wider environmental (boulevard) improvements along Walker Road/Station Road

3.3 Improvement priorities have been identified in the Improvements Map in appendix 6. Improvements will take place at times which balance the need to support local priorities with the need to drive the land values of
development sites, thereby maximising the return from the sale of Council land to invest in services for the area. The availability of external funding will also influence the nature and timing of the programme of developments and improvements. Wherever possible, leverage will be sought from external funding bodies not identified in the funding plan to advance and increase the scale of strategic investment in the area.

SUPERSEDED POLICIES

3.4 UDP policies, proposals, allocations, and land use designations retained, modified or replaced by this Plan are shown in the Superseded Policies Schedule and Maps in appendix 3.

FUNDING AND DELIVERY

3.5 Area Action Plans will need to be realistic in terms of implementation but this should not result in an overly cautious approach. Area Action Plans should aim high, identifying the mechanisms needed and options for delivery. (ODPM, 2004)

3.6 This Plan identifies the infrastructure improvements needs to support the regeneration of Walker Riverside. Detailed projections have been undertaken of the cost of these and available sources of key funding have been identified. Income to the project is, however, dependent on factors including regional economic growth, the cost of land remediation and the amount of investment received from external partners.

3.7 The use of a long term, strategic partnership, with a range of sources of external funding, mitigates against these risks. Newcastle City Council also owns significant land assets that are designated for new housing and new/improved employment uses in this Plan. It is committed to re-investing the revenue generated from the sale of these assets to meet the infrastructure needs the Plan identifies. The Council, and its partners including Your Homes Newcastle, will manage its assets to support the delivery of the objectives and Policies in this Plan. In the event that funding does not materialise at the scale that is expected, the delivery of the Plan will be slowed and projected housing completions will be put back. The Core Strategy will be monitored and reviewed as necessary to reflect any such changes.

3.8 Newcastle City Council has entered into an agreement with Places for People to deliver the Area Action Plan in Walker Riverside. Partner organisations, together with private sector developers, sit on the Walker Riverside Project Board (formed in January 2005), which takes strategic decisions on the regeneration of the area and is made up of:

- Local Councillors
- Councillors representing the Executive of the City Council
3.9 This Plan provides the long term confidence in achieving the development that is needed to gain the best deal for the area from development partners. The Council is committed to stimulating regeneration by investing money gained from the sale of Council owned land back into the area. In return, the Council’s appointed development partners are contracted to pay an inflation-linked development contribution of £7,300 per home built (as at 2005), over and above any necessary, site specific section 106 contributions, to contribute to restructuring the infrastructure of Walker Riverside. This agreement will be reviewed in line with UDP policies IM4, IM5, IM6 and IM7 and extended to apply to all development of land.

3.10 The Walker Riverside funding plan, summarised in figure 5 identifies the contributions towards delivering the Area Action Plan that are projected to be made by the Council and external partners, and matches these against the improvements identified in the Improvements Map (appendix 6). Regeneration is about more than the development of land, and so a three year Regeneration Plan is also being produced for the area, in accordance with the Regeneration Strategy for the city, to guide service improvements unrelated to land use.

THEMES OF THE DRAFT REGENERATION PLAN

3.11 The Walker Riverside Regeneration Plan is a ‘Delivery Plan’ for a programme of area based regeneration activity and provides a route map in line with the Area Action Plan. It works towards the alignment of services in the area; a holistic approach to addressing the social and economic aspects as well as the physical aspects of regeneration. It is aligned not only to the AAP but also to a raft of policy documents and strategies which are relevant to the Walker Riverside context. This includes the draft Regeneration Strategy for the City, the draft Housing Strategy and the Newcastle Plan as identified in part 1.
3.12 The Walker Riverside Regeneration Plan is structured around the following themes:

- A Walker Riverside for everyone
- A Walker Riverside where people want to live
- A Walker Riverside that is accessible
- A Walker Riverside that offers lifelong learning opportunities
- A Walker Riverside that is healthy and caring and offers creativity and culture
- A Walker Riverside that is safe
- A Walker Riverside where the environment is protected and improved
- A Walker Riverside that is prosperous

3.13 There are two key elements to the governance of the Walker Riverside Regeneration Plan. Firstly, the Project Board, which maintains the strategic direction of the Programme, and secondly, an officer based delivery structure which includes the Management and Project Executives (Committees), and the Delivery Team. The Project Executives have the responsibility to manage the work of the themes above and make sure all the work is joined up and meets the overall objectives. The Delivery Teams take forward the actual day to day delivery of the programme.

3.14 Aspirations are identified for each theme for the next three years, and an Action Plan sets out how they will be measured and compared with work taking place across the city, and progress at a regional and country-wide level. Progress and objectives will be reviewed annually.
**Figure 5: 15 year Funding Plan for Walker Riverside (Summary)**

**Figure 5**, above, shows:

- the main sources of public sector investment into the Walker Riverside area along the X axis at the top
- the Y axis down the left hand side shows where this money will be spent
- the figure in the bottom left corner shows the total amount of projected investment in the area across the length of the programme
- the figure in the bottom right corner indicates the projected surplus that will be made from the project
Monitoring Mechanisms

3.15 The Plan will be monitored, using both the indicators below and the Sustainability Appraisal indicators and objectives. Information on the new housing that will be built, including house type, size and tenure, will be monitored city wide and broken down to the Walker Riverside area level. The Annual Monitoring Report will demonstrate where milestones have been met, and will describe the actions to be taken to deliver the Local Development Framework where progress has been slower. The Core Strategy will be reviewed based on the annual monitoring report to ensure delivery of housing targets across the city.

VISION

◆ Make Walker Riverside a location of choice

<table>
<thead>
<tr>
<th>Residents Survey Question asked</th>
<th>2005 response</th>
<th>Target 2010 response</th>
<th>Target 2015 response</th>
<th>Target 2021 response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thinking about your neighbourhood on the whole, how satisfied or dissatisfied are you with it as a place to live?</td>
<td>57% satisfied compared to an average of 78% across the city (2002 response was 63% for the Outer East area and 73% for the city)</td>
<td>63%</td>
<td>69%</td>
<td>75%</td>
</tr>
<tr>
<td>Do you feel your overall neighbourhood is improving, staying the same or getting worse?</td>
<td>15% feel it has got better compared to 13% for the city (2002 response was 17% for both the Outer East area and the city)</td>
<td>17%</td>
<td>22%</td>
<td>25%</td>
</tr>
</tbody>
</table>

N.B. figures are for the Newcastle East End Local Neighbourhood Renewal Strategy area
OBJECTIVES

◆ increase the population of Walker Riverside, and especially the number of families

<table>
<thead>
<tr>
<th></th>
<th>2001 (Census)</th>
<th>Target 2010</th>
<th>Target 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walker Riverside</td>
<td>12,790</td>
<td>12,900</td>
<td>14,800</td>
</tr>
<tr>
<td>population</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

◆ achieve a wider mix of housing and forms of tenure that better meet needs and aspirations

<table>
<thead>
<tr>
<th></th>
<th>2005</th>
<th>Target 2010</th>
<th>Target 2015</th>
<th>Target 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>% properties in owner occupation/ part owner occupation</td>
<td>27</td>
<td>39</td>
<td>45</td>
<td>50</td>
</tr>
</tbody>
</table>

◆ Create a strong new community focus: an accessible, attractive neighbourhood centre providing good quality local shops, services and facilities in a good, safe environment.

<table>
<thead>
<tr>
<th></th>
<th>2006</th>
<th>Target 2010</th>
<th>Target 2015</th>
<th>Target 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant units in Churchwalk</td>
<td>7</td>
<td>9</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>New units built in Community Focus</td>
<td>0</td>
<td>10</td>
<td>15</td>
<td>15</td>
</tr>
</tbody>
</table>

Units defined as retail, office, community buildings and other non-residential buildings.

◆ Invest effectively in housing, the environment and local services to create the right conditions for a strong, long term, sustainable local economy and housing market
Restructure the provision and delivery of local services in a way that supports the engagement of the community in the management and delivery of services.

The target is to establish a community enterprise/management trust to deliver environmental services and maintenance in the area by the end of the programme.

**POLICIES AND PROPOSALS**

**Housing**

**Housing Policy 3: Tenure Mix within New Housing Developments**

<table>
<thead>
<tr>
<th></th>
<th>Target 2006-10</th>
<th>Target 2010-15</th>
<th>Target 2015-21</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of demolitions of social rented housing</td>
<td>483</td>
<td>241</td>
<td>negligible</td>
</tr>
<tr>
<td>Number of new social rented dwellings built</td>
<td>171</td>
<td>13</td>
<td>0 55</td>
</tr>
</tbody>
</table>
LIST OF APPENDICES

Appendix 1 - Evidence Base
Appendix 2 - General Conformity with other Strategies
Appendix 3 - Superseded Policies Schedule and Maps
Appendix 4 - Detailed information on the process of production of this draft AAP
Appendix 5 - Phasing Plan
Appendix 6 - Improvement Priorities Plan
Appendix 7 - Minutes of Internal Pilot Examination
Appendix 8 - Targets and Allocations for Previously Developed Land

BACKGROUND DOCUMENTS

Consultation Feedback Report part 1
Consultation Feedback Report part 2
Walker Riverside Decisions
Walker Riverside Decisions: Cambrian Dovrecourt
Walker Riverside Decisions: Church Walk
Walker Riverside Decisions: Community Focus
Walker Riverside Decisions: Industrial Area
Walker Riverside Decisions: Losh Terrace
Walker Riverside Decisions: Pottery Bank
Walker Riverside Decisions: Western Gateway
Walker Riverside Decisions: Promise
Preferred Options Report Response Form Pack
Sustainability Appraisal Scoping Report
Sustainability Options Appraisal Report
Draft Final Sustainability Appraisal Report
Walker Riverside Open Space Needs Assessment

Rationale supporting proposed locations of new primary schools

Walker Riverside Draft Masterplan, Case for Change and Statement of Community Involvement

Community Enquiry by Design Book of Plans

Community Enquiry by Design Final Report

Newcastle City-Wide Going for Growth Plan 2000

Newcastle East End Housing Market Development Pathfinder, Draft 2003

HMR Indicative Funding Bid, 2005

Regeneration Plan East End Going for Growth, 2002

Feasibility Study for the Industrial Area, parts 1 to 3, 2005

List of properties to be demolished

Committee Papers

- Executive Report (21/07/2004)


- Executive 18th January 2006 ‘Walker Riverside Regeneration: Proposals for Pottery Bank South and Caldbeck Close’

- Full Council 5th July 2006 ‘Walker Riverside Draft Area Action Plan’
LIST OF REFERENCE DOCUMENTS

BNG (2005) Housing Market Intelligence Model

CABE (2005) Housing audit: Assessing the design quality of new homes in the North East, North West and Yorkshire & Humber

Housing Corporation (2005) Homebuy


NCC (2005a) City-wide Retail and Leisure Study

NCC (2006a) Walker Riverside Wildlife Audit

NCC (2006b) Draft Walker Riverside Regeneration Plan


ODPM (2005) Sustainable Communities : Homes for All


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Walker Riverside: Area Action Plan

Development Plan Document

A long term action plan for the planning and regeneration of the Walker Riverside area of Newcastle upon Tyne

Part of the Local Development Framework