

**ArupTransport**

Tyne and Wear  
Passenger Transport  
Authority

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**New Tyne Crossing**

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Proof of Evidence on the  
Wider Economic Effects

**APPENDICES**

**ArupTransport**

Tyne and Wear Passenger Transport Authority

**New Tyne Crossing**

Wider Economic Effects of the New Tyne Crossing

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APPENDICES

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## TYNE RIVERSIDE ENTERPRISE ZONES

### Zone Authorities:

Zone Nos 1 to 8: North Tyneside Council

Zone Nos 9 to 11: South Tyneside Metropolitan Borough Council

### Zone Promotion:

Zone Nos 1 to 8: Invest in North Tyneside (INTO)

Zone Nos 9 to 11: Tyne and Wear Development Company (TWEDCO). English Partnerships (North East Development Company (NEDA) from 1/4/99)

### Area of Enterprise Zones:

109ha (270 acres)

### Date of designation:

Zone No 1: 19 February 1996 to 18 February 2006

Zone Nos 2 to 7: 26 August 1996 to 25 August 2006

Zone Nos 8 to 11: 21 October 1996 to 20 October 2006

The standard Enterprise Zone benefits apply to these Zones (see the section entitled Enterprise Zones: their main features in the separate leaflet).

### SITE DESCRIPTION AND OWNERSHIP

The Tyne Riverside Enterprise Zones comprise 11 sites, with many plots immediately available for development.

**Zone No 1: Hadrian Business Park South**, located east of the A19(T), covers 20.4ha. This site has already been taken up by a large inward investor. Owned by North Tyneside Council and leased by the Tyne and Wear Development (Land) Company (TWEDCO).

**Zone No 2: Hadrian Business Park North**, located east of the A19(T), covers 24.8ha. New roads are currently being constructed to open up the site to the north and east. The whole site is being developed for speculative office use. The first phase of 8,364 sq m has been completed and a total of 92,937 sq m is planned.

**Zone No 3: Silverlink Business Park**, located east of the A19(T), covers 2.4ha. This site has been disposed of by North Tyneside Council and the development forms part of the prestigious Silverlink Business Park. The site is now fully developed with offices.

**Zone No 4: Middle Engine Lane**, located east of the A19(T), and on Middle Engine Lane, the site covers 1.13ha and has been disposed of by North Tyneside Council to a developer who has completed the first of three phases of development. The second phase, for an end user, is about to commence and the design of the third phase is being finalised.

**Zone No 5: New York Industrial Park**, located north of Middle Engine Lane, covers 14.7ha. This site forms part of the prestigious Greenfield Industrial Park. A new road has recently opened to the north of the site. Owned by English Partnerships only two sites remain for development.

**Zone No 6: Balliol Business Park West**, located west of Benton Lane (A188), this site covers 11.4ha. The site forms part of the prestigious Greenfield Business Park which is owned by English Partnerships. Almost fully developed, only two plots are available for development to end users.

**Zone No 7: Balliol Business Park East**, located east of Benton Lane (A188), this site covers 17.2ha. and is fully disposed of to a single user.

**Zone No 8: Baltic Enterprise Park**, located within the prestigious Royal Quays mixed use development, this site covers 6.6ha and all but one site has been developed. This site is owned by North Tyneside Council.

**Zone No 9: Viking Industrial Park - Wagonway West**, located north of Wagonway Road at the entrance to the Industrial Park, covers 0.97ha. This partially reclaimed site would suit a single development. Owned by English Partnerships (NEDA from 1/4/99).

**Zone No 10: Viking Industrial Park - Blackett Street**, located south of Blackett Street and north of the Metro line, covers 2.97ha. This is a reclaimed site. Owned by English Partnerships (NEDA from 1/4/99).

**Zone No 11: Viking Industrial Park - Western Road**, located north of Western Road, covers 8.0ha. This site is partially developed with 115,000 sq ft of factory accommodation; 4.47ha of land is still available for development. Owned by English Partnerships (NEDA from 1/4/99).



## EAST DURHAM ENTERPRISE ZONES NOS 1-6

**District Council and Zone Authority:**  
Easington District Council

**Zone Promotion:**  
East Durham Development Agency

**Area of Enterprise Zones:**  
92.3 hectares (228 acres)

**Date of designation:**  
29 November 1995

The standard Enterprise Zone benefits apply to these Zones (see the section entitled Enterprise Zones: their main features in the separate leaflet).

### SITE DESCRIPTION AND OWNERSHIP

The East Durham Enterprise Zones are located at six separate sites. All Zones are available for use with a mix of units available for occupation, units under development for occupation or land available for owner occupiers. Dawdon and Fox Cover sites benefit from a new link road to the A19.

**Zone No 1 Bracken Hill**, 14.6 ha is a greenfield site owned by Durham County Council and is being jointly developed by Durham County Council and Grantside Developments Ltd for offices and Call Centres.

**Zone No 2 Peterlee NW Industrial Estate**, 14.4 ha, and **Zone No 3 Peterlee SW Industrial Estate**, 16.4 ha, both owned by English Partnerships, are close to the A19 Trunk Road and available for a range of uses.

**Zone No 4 Seaham Grange**, 15.1 ha, has a mixed ownership comprising, predominantly, English Partnerships, Durham County Council, and Birkby Plc. This is an established estate with good A19 access.

**Zone No 5 Fox Cover**, 18.1 ha, is owned by English Partnerships with the aim of development as a prestige industrial site.

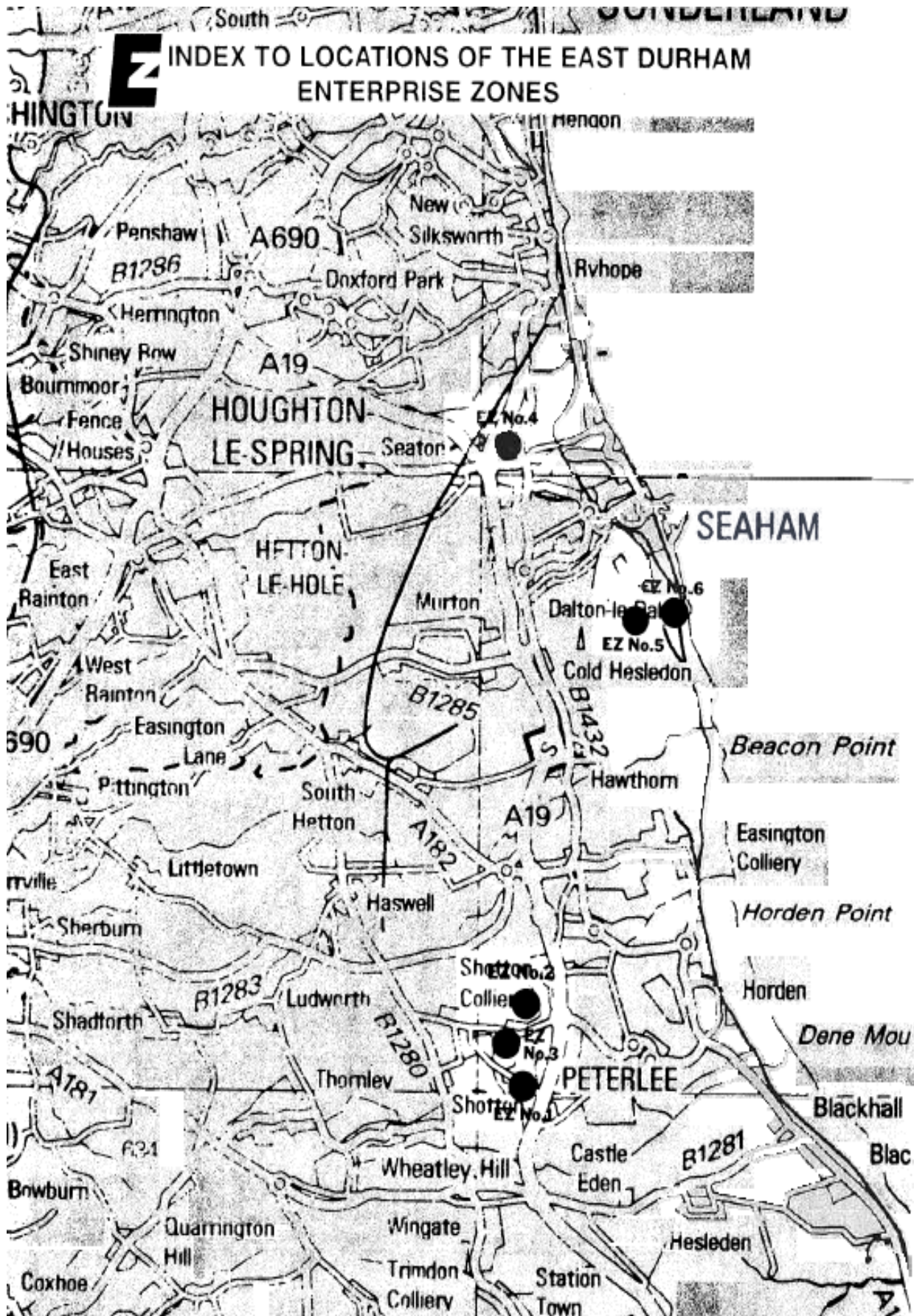
**Zone No 6 Dawdon**, 13.7 ha, is a brownfield site with a prominent coastal location, owned by English Partnerships.

### SPECIAL FEATURES OF THE ENTERPRISE ZONE PLANNING SCHEMES

For general scheme provisions and exceptions see the section entitled Enterprise Zone schemes: general provisions in the separate leaflet. The planning schemes for all the above Zones grant planning permission for Class B1 (business), Class B2 (general industrial) and Class B8 (storage and distribution), except for Zone No 1 Bracken Hill which is to be developed as a business park and so only Class B1 (business) use is permitted. The Zone Authority will consider on their merits any development proposals for incidental Class A1, A2 and A3 uses within all the Zones, and proposals for Class C1 (hotel) uses at Zone No 6 Dawdon.

**Special conditions relate to certain matters including the following:**

1. Within Zone No 1 Bracken Hill, the change of use of a building from Class B1 (business) to Class B8 (warehousing and distribution).
2. Within Zone No 2 Peterlee North West Industrial Estate and Zone No 3 Peterlee North West Industrial Estate, access onto Shotton Road.
3. In all six Zones:
  - (i) details of gates, fences and means of enclosures;
  - (ii) accesses to highways and roads; and
  - (iii) provision of parking and servicing facilities.





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