

TITLE OF REPORT: Brownfield Land Registers and Permission in Principle

REPORT OF: Paul Dowling, Strategic Director, Communities and Environment

Purpose of the report

1. This report is to inform Planning and Development Committee of the proposals for Brownfield Land Registers and Permission in Principle (PIP) and how they will apply in Gateshead.

Background

2. Following the Housing and Planning Act 2016, the Town and Country Planning (Brownfield Land) Regulations 2017 came into force on 16th April 2017, initiating the requirement for councils to produce Brownfield Land Registers. All Local Planning Authorities (LPAs) must publish a Brownfield Land Register by 31st December 2017. A Brownfield Land Register is made up of two parts – Part 1 and Part 2.
3. Part 1 of a Brownfield Land Register is a list of sites that an LPA consider to be appropriate for residential or residential-led development. Sites must be included if they meet the definition of Brownfield Land as set out in the glossary to the National Planning Policy Framework (NPPF) and are 0.25 hectares or larger, or capable of supporting at least 5 dwellings (although the LPA may also choose to include sites smaller than 0.25 hectare), suitable, achievable and available. Definitions of these terms are set out in Appendix 2.
4. The Council (along with a number of other local authorities) took part in a Government pilot scheme in 2016 to produce a Part 1 Brownfield Land Register. The pilot register incorporated 57 sites, a high proportion of which were Council owned. The pilot register has been published on the Council's website at: <http://www.gateshead.gov.uk/Building%20and%20Development/PlanningpolicyandLDF/LocalPlan/Pilot-Brownfield-Register-July-2016.aspx>
5. Taking sites that have already been identified either through a planning application or allocation in either the Core Strategy and Urban Core Plan (CSUCP) and those proposed in Making Spaces for Growing Places (MSGP) a revised Brownfield Land Register will be published on 21st December 2017. (Appendix 3). These sites have been discussed with the appropriate ward members.

Permission in Principle

6. If a site is included on the Brownfield Land Register, the Town and Country Planning (Permission in Principle) Order 2017 (15th April 2017) allows an "in

principle” permission to be granted on sites and would form Part 2 of the register. This means that these sites will be granted permission in principle for residential or residential-led development subject to the number and scale of development that the Council considers to be appropriate. The combination of a PIP and a subsequent Technical Details Consent (TDC) means that the site has an implementable planning permission. PIPs are intended to provide an alternative means of obtaining planning permission for housing development.

Process for granting PIP

7. Before granting PIP, the LPA must carry out certain consultation which include displaying a site notice, displaying information on their website and where necessary consult other bodies (in a similar to a standard planning application). The consultation requirements are set out in full in Appendix 4. It should be noted that this is the statutory level of consultation and LPAs can do further consultation if they wish.
8. In the interests of consistency with consultation on standard planning applications it is recommended that additional consultation is undertaken beyond the statutory level to include writing to neighbouring residents and occupiers as this is the expected way for residents to find out about planning proposals.
9. It should be noted that PIP does not consider the details of a particular scheme and simply establishes the principle of residential-led development on a site and the number of dwellings that that the site can accommodate (in a similar way to an outline planning application). However, once PIP is granted these issues cannot be re-considered at TDC stage. No planning conditions or planning obligations can be attached to a PIP.

Technical Details Consent (TDC)

10. Once a PIP is granted, the developer or landowner has 5 years (or alternative period as agreed with the LPA) to seek TDC, the approval of which will mean that the site has an implementable planning permission.
11. Before granting TDC an LPA is likely to need to consider the detailed issues such as design, layout and parking. Even though a PIP may have been granted, the LPA is under no obligation to approve TDC however it cannot re-consider the principle of development or the number of dwellings that the site can accommodate. A TDC application can only be submitted as a single application and not broken up into parts. A fee is payable for a TDC application although the amount is still to be established.
12. The timescales for an LPA to determine a TDC application are 5 weeks for minor development and 10 weeks for major development which is three weeks less than for standard planning applications.
13. Planning conditions and obligations can be attached to a TDC and there is a right of appeal if a TDC application is refused. If the development is chargeable

development within the Community Infrastructure Levy charging schedule in Gateshead it is at TDC stage where this charge would be levied.

Difference between PIPs and outline planning permissions

14. PIPs through the Brownfield Land Register differ from outline planning in that the PIP would be initiated by the Council rather than an application submitted by a developer.

Implications for a Brownfield Land Register and PIP in Gateshead

15. One of the purposes of Brownfield Land Registers is to make information about previously-developed land that is suitable for housing-led development more accessible and given that the register needs to be published on the Council's website it is considered that this purpose will be achieved. It is also clear that PIP deriving from Brownfield Land Registers provides a further tool for delivering housing growth by removing some of the uncertainty and risk of the planning process.
16. It is considered that PIPs will have the potential to benefit small and medium-sized builders (SMEs) in particular by reducing uncertainty and up front costs.
17. As a PIP would establish the principle and amount of development on a site without the need for an application this would mean that SMEs would have a better chance of borrowing money given the greater certainty that a site can be developed for housing and this would reduce the upfront costs. The benefit to the Borough would be that there was greater diversity in housing being delivered and an increase in brownfield land being used.
18. Other sites that are likely to benefit most from PIPs are those that are Council-owned and/or earmarked for in-house development. This is because drawing up a PIP can benefit from working across different areas in the Council such as Planning, Housing Growth, Council Housing, Design and Technical Services and Property Services. Prior to preparing the PIP there is also a high level of certainty that the site is available and deliverable.
19. It is acknowledged that the requirement to produce a Brownfield Land Register and keep it updated, along with PIPs will put greater demands on Council resources. In particular a lot of upfront work will now fall on the Council to determine whether sites are suitable for housing and to identify the number of dwellings that can be accommodated. The assessment of how many dwellings can be accommodated will need to be realistic otherwise developers will be inclined to use the traditional planning application route which will defeat the object of a Brownfield Land Register and PIPs, waste the resources used to produce the PIP and not realise the benefits.
20. To meet the Government's timescales, a Part 1 Brownfield Land Register must be published by 31 December 2017. Spatial Planning and Environment and Housing Growth (SPE&HG) would be responsible for producing Part 1 of the Register and this would be reviewed at least once per year.

21. Given the regulations for Brownfield Land Registers and PIPs, the Council will need to adopt a legal framework for decision- making, firstly as to whether a site is included on Part 2 and granted PIP and secondly to determine any subsequent TDC.
22. Consultation on the development framework would take place with internal consultees and Ward Members with any comments taken into consideration. An example framework is attached at Appendix 5
23. The framework would then be submitted to Development Management for independent assessment similar to a planning application. As part of this process, consultation would take place in accordance with paragraph 12 of this report and the procedures set out in Appendix 4.
24. Consideration would then be given to any representations received and a decision (or where relevant recommendation) would be made whether to grant PIP (and therefore enter the site onto Part 2 of the Register), or amend the framework and then grant PIP, or not to proceed with PIP.
25. In terms of the final decision as to whether PIP is granted, this would either be under delegated authority by the Service Director of Development, Transport and Public Protection or by the Planning and Development Committee, similar to the Council's scheme of delegation for planning applications based on size of development and number of objections. The scheme of delegation in the Council's constitution is in the process of being amended to allow this.
26. For a subsequent TDC, it is recommended that an application for this would be made to the Development Management section and this would be considered in the same way as a planning application, albeit the principle of development and amount of housing would not be relevant considerations and the timescales for determination would differ. The application would either be determined under delegated powers or by the Planning and Development Committee in accordance with the Council's current scheme of delegation for all planning applications.

Recommendation

27. It is recommended that the Committee:
 1. Note the report for information.

Contact: Iain Armstrong - extension 3445

APPENDIX 1

FINANCIAL IMPLICATIONS

The production and subsequent reviews of Part 1 of the Brownfield Land Register will require significant officer time albeit potentially reduced due to the pilot Brownfield Land Register which has been produced.

Entering sites onto Part 2 of the register and granting PIP will also require officer time particularly in terms of the background work to establish whether the principle of development is acceptable and the capacity of the site. The determination of TDC applications will also require officer time.

The increased delivery of housing in the Borough including on Council-owned land and through in-house development will have beneficial financial implications through the New Homes Bonus, Council Tax receipts, receipts through the sale of land and income from in-house development.

RISK MANAGEMENT IMPLICATIONS

Nil.

HUMAN RESOURCES IMPLICATIONS

As for financial implications, the production and subsequent reviews of Part 1 of the register as well as the background work in support of Part 2 of the register and the granting of PIP and the consideration of TDC applications will require significant officer time.

EQUALITY AND DIVERSITY IMPLICATIONS

Nil.

CRIME AND DISORDER IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

It is considered that the proposals will have positive sustainability implications by helping to deliver increase housing in the Borough and increase the redevelopment of brownfield land.

HUMAN RIGHTS IMPLICATIONS

Nil.

WARD IMPLICATIONS

Nil.

BACKGROUND INFORMATION

The Housing and Planning Act 2016.

The Town and Country Planning (Brownfield Land Register) Regulations 2017

The Town and Country Planning (Permission in Principle) Order 2017

Guidance on the implementation of the above regulations contained in the Government's Planning Practice Guidance.

APPENDIX 2

Definition of terms

- “Suitable” – i.e. allocated in a development plan document (e.g. a local plan), benefitting from planning permission, or the LPA considers it suitable for residential development having considered any adverse impact on the natural environment, the local built environment (including heritage assets), local amenity and any “relevant” representations (i.e. from third parties);
- “Achievable” – i.e. based on publically available information and any relevant representations, the LPA’s opinion that the site will come forward within 15 years; and
- “Available” – either the owner(s) of the site, or the developer in control of the land have expressed an intention to develop (or sell in the case of the owner) the site within 21 days before the entry date on the register, or the LPA considers that there are no ownership or other legal matters that might prevent residential development (again, based on publically available information and any relevant representations).

APPENDIX 3 – Part 1 of the Brownfield Register

Site Ref	Site Name	Siteplan URL	Size (Ha)	Planning Status	Permis sion Date	Minimum Dwellings	Part2
HLA 1	Site of The Vigo public house, Hartside, Birtley	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.2	pending decision		4	
HLA 19	BAE Systems, Mitchell St, Birtley	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	11.12	not permitted		222	
HLB 1	Bleach Green, Elm Rd, Blaydon	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	4.84	not permitted		97	
HLB 2	Blaydon Bank / Litchfield Lane, Winlaton	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.1	permitted	2016-01-22	6	
HLB 3	Ramsay Street, Winlaton	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.07	permitted	2017-08-04	8	
HLB 5	MetroGreen - Derwent West Bank, Derwenthaugh Rd, Blaydonl	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	8.65	not permitted		173	
HLB 7	Shibdon House, Shibdon Rd, Blaydon	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.03	permitted	2016-01-26	6	
HLC 1	Boulevard SW, St Bede's Dr, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.22	not permitted		54	
HLC 3	Pipewellgate, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.56	not permitted		112	
HLC 4	Hudson St car park, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.39	not permitted		78	
HLC 5	Freight Depot, St James Rd, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	8.49	not permitted		300	
HLC 6	Gateshead Green, High St, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.15	not permitted		52	
HLC 7	Tennyson and Newbolt Towers, Shelley Dr, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1	not permitted		45	
HLC 11	Windmill Hills School, Bensham Road, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.51	not permitted		25	
HLC 12	Old Town Hall area, West St, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.82	not permitted		91	
HLC 13	High Street area (NW), Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.44	not permitted		20	

HLC 14	Jackson Street, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.85	not permitted		38
HLC 15	New Chandless, Lindisfarne Dr, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	7.34	not permitted		257
HLC 16	Heaton Paper Co, Eldon St, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.41	permitted	2016-10-27	16
HLC 17	Go-Ahead depot, Sunderland Rd, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.69	not permitted		28
HLC 18	Tynegate blocks, Sunderland Rd, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.92	permitted	2017-10-17	245
HLC 20	Askew Road (east), Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.59	not permitted		118
HLC 21	Hillgate - Gateshead Quays Key Site (part of), Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.98	not permitted		89
HLC 22	The Point, Fletcher Rd, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.05	not permitted		47
HLC 23	Site of Northwood APH, Sunderland Rd, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.2	not permitted		10
HLC 24	Ochre Yards, High Level Rd, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	5.01	permitted	2017-04-12	107
HLC 32	Gateshead Quays Key Site (part of), Oakwellgate, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.32	not permitted		120
HLC 34	Hawks Mill, Hawks Rd, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.2	pending decision		40
HLC 35	Hopper St, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.05	pending decision		10
HLD 1	Highfield Primary School, Highfield Rd, Rowlands Gill	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.06	permitted	2017-09-22	44
HLD 2	Rowlands Gill Infants' School, Sherburn Grn, Rowlands Gill	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.66	not permitted		13
HLD 3	Former Victoria Institute, Highfield Rd, Rowlands Gill	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.2	not permitted		4

HLE1	Site of Children's Home, Malton Grn, Harlow Green, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.5	permissioned	2015-03-13	13
HLF6	Sealburns Farm, Lead Rd, Greenside	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.4	not permissioned		8
HLG 1	E of Elgin Centre, Elgin Rd, Deckham, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.49	not permissioned		30
HLG 3	"33-37 Deckham Tce, Deckham, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.02	permissioned	2014-04-02	6
HLG 5	"Swanway, Carr Hill, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.22	not permissioned		4
HLG 8	"NE of Elgin Centre, Elgin Rd, Deckham, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1	not permissioned		20
HLG 11	"Site of Deckham Hotel, Old Durham Rd, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.2	not permissioned		4
HLH 1	"Dixon Street, Bensham, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.78	not permissioned		56
HLH 2	"Clasper Village, Tyne Rd E, Redheugh, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	6.8	not permissioned		136
HLH 3	"Foresters Arms, Askew Rd W, Teams, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.1	not permissioned		2
HLH 10	"Meadow Lane garages, Meadow Lane, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.1	not permissioned		2
HLH 13	"Play area, Wolseley Close, Teams, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.9	not permissioned		18
HLH 14	"Ravensworth Rd, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.67	permissioned	2016-01-08	45
HLH 17	"MetroGreen - Dunston W, St Omers Rd, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	19.8	not permissioned		396
HLH 18	"MetroGreen - Dunston SW, Wellington Rd, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	10.76	not permissioned		215

HLH 19	"MetroGreen - South, Cross Lane, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	19.19	not permitted		384
HLH 20	"MetroGreen - Riverside West Central, Mandela Way, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	13.91	not permitted		157
HLH 21	"MetroGreen - Riverside East Central, Handy Drive, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.92	not permitted		58
HLH 22	"MetroGreen - East, Handy Drive, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	5.64	not permitted		113
HLH 23	"MetroGreen - Riverside South West, Riverside Way, Dunston, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	5.04	not permitted		64
HLI1	"Central Nursery, Whickham Highway, Dunston Hill, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	7.71	not permitted		154
HLI2	"Dunston Hill School, Ellison Rd, Dunston Hill, Gateshead"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.7	pending decision		14
HLI3	Chase Park depot, Chase Park, Whickham	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.39	not permitted		5
HLI5	Washingwell Cottage, Whickham Highway, Whickham"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.4	not permitted		4
HLI7	Part of Dunston Hill Hosp, Whickham Highway, Whickham	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.39	permitted	2016-11-04	38
HLJ1	Brandling Village, Carlisle St, Felling	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	8.5	not permitted		170
HLJ2	Rear of Pensher St East, Old Fold, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.79	pending decision		16
HLJ3	Acacia Rd, Old Fold, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.71	permitted	2007-10-29	52
HLJ6	Former Salvation Army premises, Smithburn Rd, Felling	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.11	permitted	2016-02-09	6
HLJ10	Felling Park Depot, Felling Park, Felling	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.24	not permitted		5

HLJ1 5	The Hall, Sunderland Rd, Felling	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.11	permitted	2016-06-24	16
HLK 1	Whitley Court, Wrekenton, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.06	not permitted		21
HLK 2	Beacon Lough East, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	4.13	not permitted	2016-06-24	83
HLK 3	Ravenswood care home site, Church Rd, High Fell, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.4	not permitted		8
HLK 4	Lyndhurst Centre, Beacon Lough Road, Beacon Lough, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.21	not permitted	2016-06-24	24
HLK 5	Wrekenton Multi-Purpose Centre, High St, Wrekenton, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.22	not permitted		20
HLK 6	Aycliffe Avenue shops etc, Springwell Estate, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.15	not permitted	2016-06-24	3
HLL1	Elisabethville, Birtley	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.83	not permitted		57
HLL4	Kibblesworth East Farm, Kibblesworth	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.6	permitted	2005-02-17	7
HLL5	Seaham Gdns, Wrekenton, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.16	not permitted		3
HLL9	High Eighton Farm, Waverley Rd, Harlow Green, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.37	not permitted	2016-06-24	7
HLM 2	Askew Road (West), Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.61	not permitted		52
HLN 1	Belle Vue Motors, Eastern Ave, Low Fell, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.44	not permitted	2016-06-24	9
HLN 2	Eslington Villa, Station Rd, Low Fell, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.81	not permitted		8
HLN 6	Gateshead Outdoor Activity Centre, Mulberry Park, Low Fell, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.17	not permitted	2016-06-24	8
HLN 7	Queen's Head, Sheriff's Highway, Sheriff Hill, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.03	permitted		2017-03-31

HLO 1	Jordan Engineering, Shields Rd, Pelaw	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.8	not permitted		16
HLO 11	Wynn Gdns garages, Pelaw	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.14	not permitted		3
HLP 7	Jolly Fellows, Elvaston Rd, Ryton	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.13	permitted	2013-12-03	7
HLP 9	The White House, Stella Rd, Stella	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.31	permitted	2015-08-27	9
HLP 12	East Grange, Barmoor Lane, Ryton	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.3	not permitted		6
HLP 13	Old Co-op, Hexham Old Rd. Crookhill, Ryton	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.13	pending decision		3
HLP 14	Ryton Park Hotel, Holburn Lane, Ryton	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.2	not permitted		4
HLQ 1	Kelvin Grove, Bensham, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.3	permitted	2014-11-24	52
HLQ 2	Springs Health Club, Joicey Rd, Low Fell, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.37	not permitted		14
HLQ 3	Hyde Park, Bensham, Gateshead	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	1.5	permitted	2014-11-24	40
HLS1	"Clavering Rd, Swalwell"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.11	permitted	2017-09-26	8
HLS3	"Brewery Bank, Swalwell"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.04	permitted	2015-11-03	9
HLS4	"Whickham Front St Sch old buildings, School St, Whickham"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.32	not permitted		6
HLS5	"Whickham Front St Sch new bldgs, School St, Whickham"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.41	not permitted		8
HLS7	"Derwentside Nursing Home, Swalwell"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.4	permitted	2017-09-15	22
HLS1 9	"MetroGreen - Derwent East Bank, Long Rigg, Swalwell"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	7.21	not permitted		144
HLS2 6	"Kipling Avenue garages, Whickham"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.28	not permitted		6
HLS2 7	"Crowley Rd / Richmond Ave, Swalwell"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.14	permitted	2016-10-26	9

HLS2 8	"Bar 3T, Swalwell"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.04	permitted	2017-06-21	6
HLT1	Sunniside NE	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.05	not permitted		43
HLT2	Sunniside SE	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	4.15	not permitted		81
HLT3	"Former Marley Hill School, Marley Hill, Sunniside"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.78	permitted	2017-06-13	22
HLT6	"Garages, Gladeley Way, Sunniside"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.15	not permitted		3
HLT1 1	"The Grange, Marley Hill, Sunniside"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.43	permitted	2016-10-26	3
HLV 2	"Winlaton Care Village, Garesfield Lane, Winlaton"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	3.94	permitted	2016-05-11	33
HLV 3	"57-59 Front St, Winlaton"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.02	permitted	2015-04-09	6
HLV 4	"Former Hookergate School, High Spen"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	2.3	not permitted		46
HLV 5	"Barlow Rd, Barlow"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.18	not permitted		4
HLV 8	"Hallgarth, Garth Farm Rd, Winlaton"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.7	permitted	2015-03-31	27
HLV 19	"Winlaton Social Club, Cromwell Place, Winlaton"	http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/MSGP-Documents-2017/Evidence/Draft-SHLAA-report.pdf	0.26	permitted	2017-01-25	15

Appendix 4

Standard consultation requirements for PIPs

- Display a site notice for at least 21 days.
- Display specified information on their website – namely;
 - A statement that if the site is entered in Part 2 it will be granted PIP;
 - The LPA's own reference for the land;
 - The name and address of the land;
 - A plan which identifies the land;
 - The area of the land in hectares;
 - The planning status of the land;
 - Where the planning status of the land is permissioned, the date that permission was granted and the type of permission (i.e. full or outline permission).
 - The minimum and maximum net number of dwellings, given as a range, which in the LPA's opinion, the land is capable of supporting;
 - Where the development includes non-housing development, the scale of any such development and the use to which it is to be put;
 - Information required under Regulation 26 of the Planning (Hazardous Substances) Regulations 2015 (planning approvals for projects related to hazardous substances) if relevant;
 - The date by which any representations about the proposed entry of the land in Part 2 must be made, which must be at least 14 days from the date the information is published on the website;
 - Where and when the relevant information may be inspected; and
 - How representations may be made.
- Take into account any representations received.
- Undertake specific notification/consultation requirements for sites within 10 metres of railway land, or where the LPA considers that residential development would constitute development that requires consultation with other parties.
- Serve notice on a neighbourhood forum or a parish council, where they have previously requested to be notified.

APPENDIX 5

Example development framework

Development Framework Ravenswood



Site Details

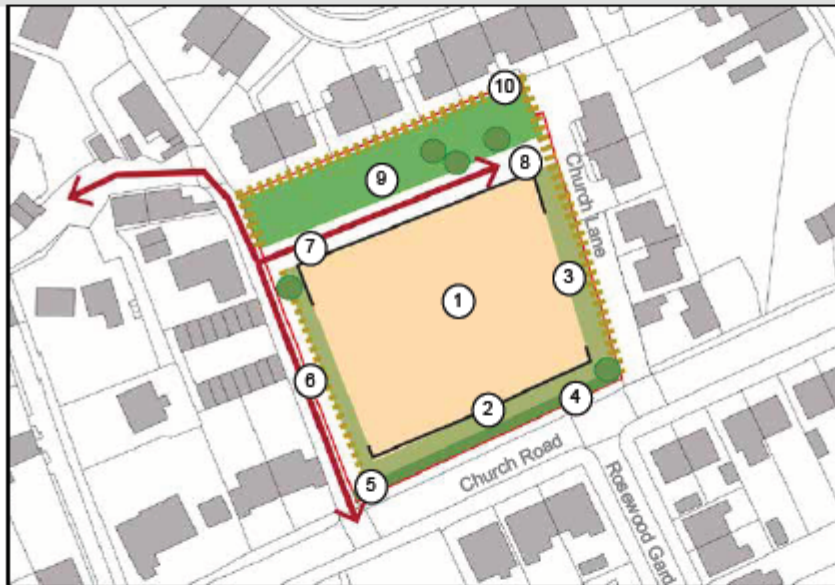
Site Name: Ravenswood (former care home)
Address: Church Road, Sheriff Hill
Ward: High Fell
SHLAA ref: HUK3

Land owner
Gateshead Council

Site Parameters Plan

Gross Site Area: 0.4ha
Housing Range: max 12-16
House Type: Terrace or Semi-detached
Height: Two storey

Parameters Plan



1. Back to back garden housing in terrace and or semi-detached form, positioned to allow for necessary 21m minimum development distance from established dwellings to north. Height difference may require increased separation distance.

2. Set back from Church Road to align with established building line. Strong attractive frontage.

3. Existing access from Church Lane closed and development set in from site boundary to allow retention/rebuild of historic boundary wall (where possible) and appropriate development distance from existing dwellings.

4. Retention of established hedge where possible, allowing breaks for access (vehicular or pedestrian). Established trees retained where possible.

5. Appropriate visibility splay required as part of newly adopted road.

6. Soumilk Lane widened to be adoptable standard for length of site. New footpath established on eastern side.

7. Access into site, with appropriate visibility splay.

8. Turning head to be provided.

9. Open space to accommodate play, SUDs and some visitor parking.

10. Historic retaining wall kept.

Community and land



1. Centrally located site on the edge of Low Fell. Located on good local road network and in Sheriff Hill Conservation Area.
2. Within easy walking distance of shops.
3. Church of St John (Grade II Listed)
4. Queen Elizabeth Hospital
5. Glynwood Primary School
6. Within easy walking distance of local Park Land and playing fields
7. North to Gateshead and Newcastle
8. South to Durham
9. West to Low Fell
10. East to east Gateshead and Sunderland
11. Surrounding residential housing developments are generally Victorian terraces and Edwardian and inter-war semi-detached houses

Landscape

1. The site is at the top of a hill with a fall from south east to north west. There are incidental long views north west across Gateshead and beyond. The majority of the site is grassed over previously developed land.
2. Existing trees on site of varying quality.
3. Established hedgerow.
4. Stone wall marks the boundary as well as a retaining wall in places.



Movement



1. Main road is Church Road to the south.
2. Church Lane and Sourmilk Hill Lane both unadopted, private roads.
3. Former pedestrian access
4. Former vehicular access (now blocked)
5. Existing vehicular access.
6. Footpath north to Low Fell
7. Footpath to Sheriff Hill local Centre

Site Characteristics and Context

Site is currently vacant; was formerly used as a residential care home. The site is near to some shops on Old Durham Road & Sheriffs Highway. There are no metro stations located nearby.

Closest bus stops on Sheriffs Highway/Old Durham Road with services to:

- Gateshead and Newcastle at least every 10 minutes
- Wardley every 20 minutes, Wrekenton, Concord and Sunderland at least every 15 minutes.

Policy Guidance

National policy and guidance is set out in the National Planning Policy Framework and Planning Practice Guidance. Local planning policies include the Core Strategy and Urban Core Plan (CSUCP), and saved policies from the Gateshead Unitary Development Plan (UDP).

Statutory Designations

Sheriff Hill Conservation Area

Flood Risk

Estimated SuDS volume of 295m². Development should look to reduce discharge to greenfield rate. SuDS should be prioritised in order to provide multi-functional benefits. Appropriate SuDS components would be: permeable paving, detention basins and other methods. Gateshead Council can supply further information to inform Technical Matters consent. A Preliminary Risk Assessment is needed with any planning application.

Contamination Issues

A preliminary ground investigation undertaken in 2010 found made ground to maximum depth 2.4m, containing elevated PAH and lead contamination. Future residential development of the site will require appropriate remedial measures to be undertaken.

The site is in a Coal Authority (CA) defined 'Development High Risk Area'. A 2010 preliminary ground investigation found the presence of shallow coal seams and a 1m thick void present at 9.9m bgl in one borehole. As such, the CA are likely to require appropriate remedial actions to be undertaken.

Other Constraints

Within setting of Listed building
Within Sheriff Hill Conservation Area

CIL and other obligations

Residential Zone C: CIL would not be charged for housing (class C3) on this site. See Gateshead CIL Charging Schedule for more information.

Availability

Site Available

August 2017

*The above information is correct at the time of writing