

TITLE OF REPORT:	Local Plan Review - Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030
REPORT OF:	Peter Udall, Strategic Director, Economy, Innovation and Growth

Purpose of the Report

1. The purpose of this report is for Cabinet to consider the review of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030.

Background

2. The Council has a statutory duty to prepare a Local Plan. Planning for the Future Core Strategy and Urban Core Plan (CSUCP) for Gateshead and Newcastle upon Tyne 2010-2030 was prepared jointly with Newcastle City Council and was adopted on 26 March 2015. The CSUCP forms parts 1 and 2 of Gateshead's Local Plan.
3. The CSUCP sets out strategic policies and allocations for new homes, jobs growth and a portfolio of employment land, which will help to create and sustain thriving communities and a more prosperous economy. The spatial strategy is to focus the majority of development in the existing built up areas, including the Urban Core as the priority location for development. Key employment locations are identified at Team Valley and Follingsby and sites are allocated for housing development within neighbourhoods and villages areas.
4. Preparation of Part 3 of our Local Plan, Making Spaces for Growing Places (MSGP) is at an advanced stage. Once adopted, MSGP will contain more detailed non-strategic policies and requirements for Development Management together with site allocations and designations. Part 4 of our Local Plan will be an Area Action Plan for MetroGreen which is scheduled to be consulted on 2020.
5. Paragraph 33 of the revised National Planning Policy Framework (NPPF) (published in 2019) requires that policies within local plans: "should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary". This requirement is also set out in Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
6. Accordingly, Gateshead Council and Newcastle City Council have undertaken a review to assess whether the policies of the CSUCP require updating either in full or in part. The review includes an assessment of relevant factors and information as set out in Planning Policy Guidance (PPG), and an assessment of the performance of CSUCP policies using monitoring data collected by both authorities. The review has also been subject to the Duty to Cooperate under which the

authorities have engaged with neighbouring authorities and other statutory consultees.

7. Based on the comprehensive analysis that has been carried out, the review report concludes the joint CSUCP continues to be in general conformity with the provisions of the NPPF and helps to deliver the key priorities and aims of both Councils. The report therefore concludes that there is currently no need to update the CSUCP or any of its component policies. The review will be published in March 2020, within five years of the CSUCP's adoption.

Proposal

8. It is proposed that Cabinet notes the content of the review report (see Appendix 2) and approves the report's recommendation regarding the status of the CSUCP.

Recommendations

9. It is recommended that Cabinet:
 - (i) Note the findings of the five year review report on Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030 (Appendix 2 of this report).
 - (ii) Approve the review's conclusions that the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030 continues to be up to date for the purposes of managing development across Gateshead.
 - (iii) Agree that the details of the review are to be published on the Council's website; that the Planning Inspectorate are informed of the review outcome; and that authority is delegated to the Strategic Director, Economy, Innovation and Growth and the Strategic Director, Corporate Services and Governance, in consultation with the relevant Cabinet Member, to approve any minor changes to the review to reflect any new information, including any national guidance before it is published.
 - (iv) Note that Newcastle City Council has also taken a similar report to Cabinet on 16 March 2020.

For the following reason:

To ensure the Council maintains an effective and up to date Local Plan which complies with national planning policy.

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Policy Context

1. The decision to undertake the development of a joint Core Strategy with Newcastle City Council was agreed by Cabinet and Full Council in April 2009 [minute numbers C323 and CL111].
2. The CSUCP was adopted in March 2015 and forms the key document of Gateshead's Local Plan setting out our strategic policies and objectives. The CSUCP is considered to be consistent with and helpful in delivering the five 'Thrive' pledges that have been developed to help and guide Gateshead Council make decisions. The Local Plan's Strategic Objectives share many commonalities with the 'Thrive' pledges and, in particular, the need to provide a high quality of life for everyone, creating a better Gateshead and investing in our economy to provide sustainable opportunities for employment, innovation and growth across the borough.
3. The review report (see Appendix 2) which contains a policy review table assesses each policy in the Plan against the areas outlined in Planning Policy Guidance. The Policies have been assessed in terms of
 - conformity with the updated (2019) National Planning Policy Framework;
 - performance against the plan's monitoring indicators;
 - delivery of the growth targets; and
 - other local factors and circumstances.
4. The review report concludes that the plan is delivering the growth strategy, and the policies are effective in managing development and remain in conformity with the NPPF. At a plan-wide level housing and employment sites are progressing well. Delivery of Gateshead's Key Sites and Village and Neighbourhood Growth Area sites has been slower than expected and this has contributed to Gateshead's 5 year housing land supply and levels of housing delivery being below the targets. However, cumulatively the housing targets have been met across the plan area, and there are other material factors set out in the review report which mean it is reasonable to conclude that there is no need to update the plan. These include:
 - Gateshead is able to demonstrate a sufficient supply of sites to meet housing needs over the whole of the plan period (to 2030)
 - Through CSUCP housing allocations and proposed allocations in MSGP, Gateshead has identified and seeks to allocate all suitable housing sites.
 - Former Green Belt sites allocated in the CSUCP (Village and Neighbourhood Growth Area sites) have come forward more slowly than expected, and there is no reason to consider further Green Belt release would improve Gateshead's five year housing land supply.
 - There is evidence that housing delivery will improve with development commencing at the Chopwell South housing growth site (208 units) and Clasper Village neighbourhood regeneration area (191 units) for example, and permission granted at Pipewellgate (270 flats) and Wardley Colliery (144

houses). In addition, Homes England funding has been secured to unlock key brownfield sites, including the Freight Depot site (300 units), on which a planning application has recently been submitted.

5. Policies in the CSUCP serve to protect the natural and built environment and are in keeping with the NPPF and, together with our more detailed non-strategic policies in MSGP and Newcastle's equivalent Development and Allocations Plan (DAP), form a suite of policies to protect our assets and manage development. These policies relate to trees and landscaping, green infrastructure, biodiversity and habitats, flood risk and water management and environmental health impacts of development and will all contribute to climate change mitigation and adaptation. A Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment, Habitat Regulations Assessment, Equalities Impact Assessment and Health Impact Assessment) was carried out at each stage of plan preparation to consider the social, economic and environmental impacts of the policies and the policies took account of recommendations.
6. This Plan is a positive plan which promotes sustainable development and protection of the built and natural environment, and its retention will help to support and deliver other council strategies.
7. Both Newcastle and Gateshead have worked with surrounding local authorities and consulted statutory consultees as part of the Duty to Co-operate, and no cross-boundary matters have been identified as part of the review which would lead to a need to update the Plan.

Next Steps

8. Subject to Cabinet's agreement, the review report will be published on the Council's website given there is no need for it be examined, and the Planning Inspectorate will be informed of the report's findings. The Plan will be retained to provide the strategic policies guiding development in Gateshead and Newcastle. It will be a material consideration when determining planning applications and will form the basis for other non-strategic planning documents.
9. As stated above, Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the statutory period of five years within which to complete a plan review. However, PPG makes clear that where there are significant changes in circumstances, it may be necessary to review relevant strategic policies earlier than five years. Accordingly, the Councils will continue to consider changes to relevant factors that may affect the effectiveness of the CSUCP's policies. These factors will include: significant changes to national policy; changes to local circumstances, including economic conditions; housing delivery and supply, and; any relevant changes to local or regional governance structures, policies, or strategies. The Councils' Authority Monitoring Reports provide an appropriate forum to consider the significance of any relevant changes, and the information published in them will be considered by the Councils to determine whether a review of the CSUCP before March 2025 is appropriate.
10. The Council is currently progressing MSGP, which will form Part 3 of Gateshead's Local Plan providing more detailed and non-strategic planning policies for

Gateshead. A public hearing was held in October 2019 and it is anticipated that MSGP will be adopted in Summer 2020. A draft Area Action Plan for MetroGreen to oversee the development of a new sustainable residential neighbourhood on brownfield land around the Metrocentre is also being prepared for consultation in 2020.

Consultation

11. The Leader and Deputy Leader have been consulted on this report.

Alternative Options

12. There are no realistic alternatives other than to proceed with publication of the review report and the conclusion that the CSUCP remains up to date. To conclude otherwise would be out of step with the evidence presented in the report and would put at risk market confidence and the trust of our communities and partners, in addition to progress on the other elements of Gateshead's Local Plan.

Implications of Recommended Option

13. Resources:

- **Financial Implications** – The Strategic Director, Resources and Digital confirms that there are no costs associated with this report.
- **Human Resources Implications** – There are no human resource implications arising from this report.
- **Property Implications** - There are no direct property implications arising from this report.

14. **Risk Management Implication** – Approval of the recommendation to not update the CSUCP will ensure the maintenance of an effective strategic plan which provides the firm basis from which to progress other elements of Gateshead's Local Plan and provides confidence and certainty to the development market and our communities and partners.

15. **Equality and Diversity Implications** – The Sustainability Appraisal for the Core Strategy and Urban Core Plan incorporated an Equality Impact Assessment which concluded that the Plan meets the Council's Equality Duty.

16. **Crime and Disorder Implications** – There are no crime and disorder implications arising from this report.

17. **Health Implications** - The Sustainability Appraisal for the Core Strategy and Urban Core Plan incorporated a Health Impact Assessment. The Plan contains proposals designed to improve health and wellbeing.

18. **Sustainability Implications** - The Sustainability Appraisal for the Core Strategy and Urban Core Plan assessed the sustainability implications.

19. **Human Rights Implications** - There are no human rights implications arising from this report. In preparing the CSUCP the Council engaged extensively in accordance with the requirements of our Statement of Community Involvement (SCI).

20. Ward Implications - All

Background papers

[Core Strategy and Urban Core Plan for Gateshead and Newcastle 2010-2030](#)