

Gateshead and Newcastle Partnership

14 October 2016

Report title: Local Plans

Report of Anneliese Hutchinson of Gateshead.

Purpose of the Report

1. The purpose of this report is to update the Gateshead and Newcastle Partnership of the ongoing work between the Councils following adoption of the joint core strategy.

Introduction and Background

2. Local Authorities have a statutory duty to prepare a Local Plan. The first stage in preparing Gateshead and Newcastle's Local Plan was the adoption of Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne which was prepared jointly.
3. Preparation of the Plan began in 2009 when Newcastle and Gateshead Councils agreed to work together to prepare a joint Core Strategy for Gateshead and Newcastle in 2009. In January 2011 following successful working, both Councils, agreed to work together to prepare a joint Area Action Plan for the Urban Core. It was subsequently decided to merge these documents together and prepare a shared planning framework. The joint Core Strategy and Urban Core Plan was examined in Summer 2015 and was adopted on 26th March 2015
4. The Plan has started to guide development in Newcastle and Gateshead to 2030 and beyond. It ensures that the vital economic success of Gateshead and Newcastle by optimising the opportunities for new housing and economic development which ensures that the best use of services and facilities. The Plan will achieve this by:
 - Supporting the growth of approximately 22,000 additional jobs in sectors including new technology such as offshore engineering and life sciences, in the creative and digital economy, through growth of business and financial services, and in retail expansion.
 - Creating opportunities for business expansion at key sites including Gateshead Quays, Exemplar Neighbourhood, Science Central, East Pilgrim Street, the Central Station, Stephenson Quarter, Follingsby, Team Valley on the banks of the Tyne, and at Newcastle International Airport.
 - Prioritising the Urban Core as the location for major office, retail, higher and further education, leisure, culture and tourism.
 - Enhancing Neighbourhoods and re-balancing housing stock by delivering new homes, particularly much needed family homes with access to services and facilities .
 - Provide a range of housing types in different locations to ensure that there is a competitive housing market Newcastle to address the potential of out-migration and in-commuting.

- Meeting local housing needs through the development of 21,000 new homes, the majority of which (72%) will be delivered in the existing urban area.
- Sustaining Villages and the rural economy through a balance of housing provision, employment and local services.
- Promoting sustainable travel and enhancing and delivering an integrated transport network to support sustainable development and economic growth

Community Infrastructure Levy (CIL)

5. Gateshead Council and Newcastle City Council have forged close working relationships during the preparation of the Plan. Through working together constructively for over 9 years and the success of the Plan it was agreed to jointly prepare our Community Infrastructure Levy (CIL). CIL is a standardised levy that is charged to types of new development for the purposes of raising funds to deliver infrastructure to support growth set out in the Plan. It was agreed that each authority prepare its own charging schedules for the two separate authorities but to have a common evidence base and methodology consistent with the Plan. In February 2016 Gateshead and Newcastle submitted the Draft Charging Schedules and related evidence, to the Planning Inspectorate for an examination in public. The CIL Examiner has now recommended that the Gateshead and Newcastle Charging Schedules be approved. The aspiration is that Newcastle will be a CIL charging authority in November 2016 and Gateshead will become a CIL charging authority in January 2017. A joint launch event with the developer community was held on Thursday morning.

Achievement

6. Gateshead and Newcastle are the only 2 of 7 authorities in the North East with an up to date plan. Those who do not have an up to date plan submitted by the end of this year will be in danger of becoming a standards authority and having the plan written for them by Government.
7. The achievement of the teams in producing a joint plan has been recognised by the Royal Town Planning Institute – where the Councils were awarded Regional Winner in 2015 for Planning Excellence and by the National Planning Award who highly commended the Plan in 2015.
8. We are also, the only authorities in the North East, to have successfully completed CIL examination and have a CIL charging schedule in place.

Duty to Cooperate

9. National Planning Policy Framework makes it clear that all authorities should cooperate with each other in preparing local plans. Both Newcastle and Gateshead Councils have been consulted on the preparation of Northumberland's local plan and meetings continue at officer level to resolve concerns around the level of growth proposed and what its impact may be, particularly along the main traffic corridors. The Inspector for North Tyneside's local plan has asked for representatives from

both Newcastle and Northumberland to attend on the first day of Inquiry so that he may consider if the duty to cooperate has been met. Durham, Sunderland and South Tyneside are all progressing their plans over the next year and will also need to demonstrate that they have cooperated with adjoining councils.

Next Steps

10. Key to achieving sustainable places for everyone will be to make sure the planning policy framework for managing development, and conserving and safeguarding valued assets is tailored to deliver our aspirations. The Plan set out our broad and strategic approach to the level and location of new development throughout Gateshead and Newcastle. Both authorities are now commencing work on the next phases of their Local Plans, looking at the specifics, including detailed design principles and development aspirations and updating the planning policies used in determining planning applications.
11. Recognising our achievements and the benefits of joint working it has been agreed to prepare two separate documents for each authority that sets our development management policies to guide decision making on planning applications and define areas allocated, or designated, for specific purposes. However, we are sharing knowledge and continue to develop shared evidence bases consistent with the joint Plan. Appendix 1 sets out the scoping work to identify areas of common working, evidence, programming and plan preparation

Recommendation

- 6.1 It is recommended that members of Gateshead and Newcastle Partnership :
- Note the adoption of Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne
 - Note that Gateshead and Newcastle will become CIL Charging authorities
 - Note the ongoing cooperation between Gateshead Council and Newcastle City Council to develop further phases of our Local Plans.

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Appendix 1

THEME	POLICY AREA	OVERVIEW
ECONOMIC PROSPERITY	Employment Land	Employment Land Review - call for sites undertaken; starting process of assessing sites independently but based on shared methodology (in-house) Will include an assessment of viability.
		Joint Property Market Overview and Demand Assessment (including update on offices) (Cushman and Wakefield) Joint Economy workshop scheduled for 2 nd November 2016.
	Retail	Shared methodology on: <ul style="list-style-type: none"> - setting a local threshold for retail impact assessments - the approach to primary retail frontage in some of our District Centres Separate reports being drafted
		Joint Convenience Goods Market Position Paper - Complete Gateshead Health Check s were updated and published in 2015; Newcastle reviewing theirs
HOMES		Shared evidence base – Strategic Housing Market Assesment, Lifetime & wheelchair accessible homes, affordable housing & Gypsies and Travellers – preparing brief for study – to be commissioned Nov/Dec 2016. Linked to revised population projections and position on space standards
		Shared methodology and approach to Strategic Housing Land Availability Assessment /Housing Employment Land Availability Assessment (linked to 5 year supply, Brownfield Registers, self-build register). Call for sites complete and in process of assessing sites. Share approach to Permission in Principle (Newcastle student study)
TRANSPORT		19 th September 2016 Joint Transport workshop – draft transport policies circulated: <ul style="list-style-type: none"> - A joint approach will be beneficial given similar timescales, the need for consistency in addressing Plan commitments and duty-to-cooperate. - The draft policies are structured differently for Gateshead and Newcastle but address the same issues/areas. Gateshead’s are written as

	<p>development management policies and designations, whilst Newcastle's include modal specific policies.</p> <ul style="list-style-type: none"> - Transport modelling work for CSUCP – baseline – discussing need for more localised updates - The approach to allocating schemes and designating networks discussed. <p>Follow up workshop planned for 1st November 2016.</p>	
<p>PEOPLE AND PLACE</p>	<p>Wellbeing and Health</p>	<p>Both authorities have published Hot Food Takeaway SPDs and are working on draft Development Management Policies. Will track progress of the North Tyneside Core Strategy Hot Food Takeaway policy.</p> <p>Joint health workshop scheduled for 18th October 2016 – other issues being examined include those relating to air quality, noise and access to open space.</p>
	<p>Climate Change</p>	<p>Share approach to CSUCP CS16 requirement for Sustainability Statement, guidance on sustainability & delivery of CS16 elements. Climate change DALDD policies (share approach to standards, design of developments).</p> <p>Newcastle has commissioned a guidance note on climate change which they will share with Gateshead.</p>
		<p>Review national policy guidance and good practice.</p>
	<p>Flood Risk and Water Management</p>	<p>Strategic Flood Risk Assessments – Newcastle and Gateshead need Strategic Flood Risk Assessments updating in light of Local Flood Risk Management Strategies, updated models and data such as Tyne, Ouseburn and Team Valley modelling, National Planning Policy Guidance, CDAs, historic flooding incidents.</p> <p>Consultants commissioned to undertake SFRA for each Authority, and collaborative approach to the study being take (joint inception meeting). Both authorities in process of assembling Strategic Housing Land Availability Assessment /Employment Land Review</p> <p>Sequential Test and Exception Tests for site allocations – impacts on SHLAAs/ELRs and SA. In-house work. Work has not commenced. Await SFRA and sites. Separate reports, shared methodology.</p> <p>Catchment management work - Ouseburn, City Centre blue green infrastructure, River Team (feasibility work &</p>

		<p>detailed design) and River Don (work not commenced), Metrogreen flood and water infrastructure for AAP (scoping study completion April 2016. A1 widening J67-J65 – flood risk management requirements at Lamesley (Highways England work- feasibility work on options ongoing 2016, preferred option early 2017, DCO route 2017-2019). Catchment wide approaches to flood risk management and safeguarding land for flood management/ blue –green infrastructure.</p>
		<p>Update to Surface Water Management Plan – awaiting feedback from Lead Local Flood Authority informed by Local Flood Risk Management Strategies. This may require an Urban Core update</p>
		<p>Water Framework Directive - consider requirements for updated Northumbria River Basin District Management Plan. In-house review of documents and guidance, discussions with EA/Catchment Plan co-ordinators, inform SA and policies.</p>
		<p>Water supply, waste water and foul and surface water infrastructure assessment of sites- LPA to provide NWL with copy of sites, update spreadsheet on infrastructure constraints and investment /upgrades, engage with NWL on cost, viability and phasing implications. Not commenced awaiting SHLAAs/ELRs.</p>
		<p>Local Flood Risk Management Strategies – Gateshead’s draft stage. Adoption Summer 2016. Detailed sub-documents to follow. Newcastle’s is currently being prepared.</p>
		<p>Update Infrastructure Development Plan on water and flood risk infrastructure requirements based on other evidence bases – including Howdon Sewage Treatment works.</p>
	<p>Green Infrastructure and the Natural Environment</p>	<p>When preparing the CSUCP, a decision was taken to not align standards / requirements for open space, play, and sports facilities provision, as the characteristics of Gateshead and Newcastle differ, and there was not considered to be sufficient evidence of shared objectives around provision open space which would allow the alignment of standards.</p> <p>Opportunities for shared working on Green Infrastructure assets addressed through Green Infrastructure Strategy Report and associated studies - further opportunities for collaborative working in this topic area are likely to be limited to sharing best practice on evidence base and policy approaches.</p>

		Newcastle: completed Playing Pitch Strategy and Built Sports Facilities Strategy. Commissioned consultants to prepare open Space Assessment.
		Gateshead: commissioned consultants to prepare Playing Pitch Strategy and Built Sports Facilities Strategy and a Gateshead Football Plan – expected to be completed Autumn 2016. Ongoing work in preparing an Open Space Assessment – OS shapefiles have been updated, but evidence of residents’ preferences / needs for OS are likely to be updated through a new residents’ survey (through Council’s residents’ consultation database) – complete Autumn 2016. Green Infrastructure Delivery Plan was adopted in Jan 2013.
		May be opportunities to share examples of best practice, or provide critical friend review of documents. Potential for joint workshop discussed.
	Place Making	Share approach to space/housing standards (student study), opportunities to share approach to design. Share student study. Limited opportunities/need for shared evidence. May be opportunities to share examples of best practice, or provide critical friend review of documents.
WASTE		Need/Capacity – joint Plan sets broad approach informed by 2012 Regional Waste Capacity Study. 2016 capacity update finalised (coordinated by Durham CC). Joint approach at regional level to waste issues.
		Joint workshop with Newcastle on 29 th September 2016 – to share methodology in considering site suitability for waste in updating Employment Land Reviews and in drafting criteria based policies,
MINERALS		Plan – common policy approach (safeguarding etc.) - and requirements to consider potential areas of search. Joint evidence base (based on collaborative regional approach) - Local Aggregates Assessment (annual.) RAWP Report
		Call for sites in Gateshead (Autumn, 2015) and for Newcastle (Jan/Feb 2016) – shared methodology.
		Joint workshop with Newcastle on 29 th September 2016 - consider scope for joint approach to drafting allocation and/or criteria based policies

<p>VIABILITY AND DELIVERY</p>	<p>Viability and Deliverability -Update Report</p>	<p>A joint report to be prepared as an extension to the Plan Viability and Deliverability Report (Feb. 2014). This will include:</p> <ul style="list-style-type: none"> - Common methodology & development assumptions for allocations/ HELAA/ELR tests of achievability (viability). - Common viability model for generic scheme, selective site testing as appropriate (using NCC property intelligence) to test development potential of proposed site allocation (in conjunction with IDP updates), and final Plan testing. - Common templates for site testing and CIL cost assumptions - Authority wide assessments of deliverability - Separate Appendix results for each LDD and separate LDD Policy and Non CIL infrastructure cost testing. <p>Evidence Gap</p> <ul style="list-style-type: none"> - Update- national policy guidance and good practice, costs/ values and general development assumptions, infrastructure requirements for proposed sites, CIL Regulation 123 infrastructure list, implications of the Planning and Housing Bill and effect on delivery /providers, LDD Policy requirement costs. <p>Tasks/Milestones</p> <p>Autumn 2016 – joint workshop to scope work, clarify Property involvement and update viability model, in advance of commencing site assessment and appraisals. Consider need for independent</p>
	<p>Infrastructure Delivery Plan</p>	<p>(Autumn 2016)</p> <p>Shared Methodology underpinning separate reports including narrative update, update on related studies and infrastructure schedule (update of existing Plan to include new schemes)</p> <p>Joint survey of infrastructure providers – linked to progress on HELLA and HEDNA and assembly of sites schedule</p> <p>Joint update on national policy guidance, good practice update and overview on completed studies – Open space, playing pitch strategy, etc..</p>
<p>MONITORING</p>		<p>Areas of Common Working:</p> <ul style="list-style-type: none"> - Gateshead have completed their SA Scoping report for the MSGP, Newcastle have prepared a Scoping

		<p>report on their Development and Allocations Plan</p> <ul style="list-style-type: none">-- There is potential for further joint working on the full SA if the need to procure consultants is agreed (Autumn 2016)- 2015/2016 Annual Monitoring Reports are being progressed with joint working in the context of the CSUCP and shared indicators and targets.
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