Dear Mr Emms

I am writing with reference to your application of 28 March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Newcastle upon Tyne Unitary Development Plan (1998).

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would necessarily endorse these policies if presented to her as new policy. The intention is merely to maintain an extension of existing adopted policy in the sole interests of maintaining continuity in the development plans system and a stable planning framework locally and, in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. Authorities should adopt a positive non regulatory approach to DPD preparation and should not seek to reintroduce the numerous policies of many local plans.

Local planning authorities should make good progress with local development frameworks according to timetables in local development schemes. The exercise of extending saved policies is not an opportunity to delay DPD preparation. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the advanced position of many regional spatial strategies and the post 2004 status of the Regional Spatial Strategy.
Following 27 September 2007, the extended policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions on planning applications. The attention of authorities is drawn to Planning Policy Statement 3 Housing (paragraphs 6 and 68) and the Housing Green Paper – Homes for the future: more affordable, more sustainable (chapter 2, paragraph 15).

Yours sincerely

[Signature]

IAN D J MARTIN
Planning Team
Environment Group
DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN NEWCASTLE UPON TYNE UNITARY DEVELOPMENT
PLAN (1998)

The Secretary of State for Communities and Local Government in exercise of the power
corroffered by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase
Act 2004 directs that for the purposes of the policies specified in the Schedule to this
direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act
2004 does not apply.

Signed by authority of the
Secretary of State

Caroline Burden
Head of the Planning Team
Government Office for the North East
31 August 2007
SCHEDULE

POLICIES CONTAINED IN NEWCASTLE UPON TYNE UNITARY DEVELOPMENT
PLAN (1998)

ED1 Sufficient land for economic development will be provided
ED1.1 Land is allocated for economic development - list of sites by category
ED1.3 Ancillary uses at Newburn Haugh may be allowed
ED1.4 Permission only given at Airport for uses related to operation of the
airport
ED2.2 Land allocated in City Centre for mixed use development
ED3 Land allocated for industry and business will be safeguarded
ED3.1 Use limited to Use Classes B1, B2 and B8 on listed sites
ED3.2 Use limited to Use Classes B1 on listed sites
ED4 Permission to be given for development assisting regeneration of older
areas
ED4.1 List of areas covered by ED4
ED5 Planning obligations may be sought for training related to development
ED6 Permission for telecommunications granted in given circumstances

H1.1 Land for new housing development allocated on 16 sites
H1.2 Northern Development Area (NDA) – housing to be developed in a
phased manner
H1.3 Planning obligations may be sought for affordable housing
H1.4 Accessible housing will be sought in new developments
H1.5 Criteria for planning applications for student housing
H1.6 Criteria for planning applications for accommodation for gypsies &
travellers

H2 Protection of residential amenity and criteria for planning applications
H3 No development that would mean loss of large, traditional, good quality
dwellings
H4 High quality of design and landscaping of new housing required

R1 Vitality and viability of shopping centres will be maintained and
enhanced
R1.1 Shopping centres - hierarchy and list centres in each level
R1.2 Shopping centres - restriction on non-A1 retail at Gosforth and
Shields Road
R2 Core shopping area of City Centre will be supported
R2.1 City Centre - restriction on uses other than non A1 retail on defined
streets
R2.2 City Centre - up to 30% non A1 retail allowed on defined streets
R3 Development outside existing centres only allowed in defined
circumstances

SD1 The city will work towards environmentally sustainable development
SD1.1 Energy consumption and carbon emissions will be reduced
SD1.4 Development and use of renewable energy will be encouraged
SD2.1 Natural assets and built heritage will be reviewed regularly
SD2.2 Management of the city’s natural assets and built heritage will be
promoted
EN1.1 All developments to meet high standards of design, with guiding principles
EN1.2 May seek planning obligations for childcare facilities
EN1.3 Encouragement for art in developments
EN2 Appearance of the City from approaches etc will be enhanced
EN2.1 Development which would harm defined views will not be allowed
EN2.2 Buildings and structures defined for purposes of policy EN2.1
EN2.3 Main approaches etc defined for purposes of policies EN2 and EN2.1
EN3 Quality of landscape will be enhanced by trees and woodlands
EN3.1 No development that would harm areas of exceptional landscape value
EN3.2 Development shall retain woodland, trees, hedges, etc
EN3.3 New woodlands may be required in new developments
EN3.4 Land allocated for community woodlands
EN4 Development close to rivers only allowed in given circumstances

OS1 Best possible standards in range etc of open space will be sought
OS1.1 Developers will be required to provide open space
OS1.2 Open space standards
OS1.4 No harm including loss to open space except in stated circumstances
OS1.5 Exceptional circumstances for development of open space in OS1.4
OS1.6 Open spaces above a certain size identified for purposes of OS1.5
OS2 A recreational route network is defined
OS2.2 Recreational route network shall be extended - list of routes
OS2.3 Developments will be required to ensure continuity etc of routes and not sever
OS4 Extension of existing recreation in High Gosforth Park allowed subject to tests

GB1 Definition and purposes of Green Belt
GB2.1 In Green Belt re-use of buildings may be allowed
GB2.2 Criteria for policy GB2.1
GB2.3 In Green Belt housing may be allowed in stated circumstances
GB2.4 In Green Belt industry and commerce may be allowed in stated circumstances

NC1.1 Nature conservation - protection of recognised sites
NC1.2 List of SNCIs
NC1.3 List of SLCIs
NC1.4 Protection of Local Nature Reserves
NC1.5 Protection of wildlife corridors
NC1.6 List of wildlife corridors for policy NC1.5
NC1.7 Requirements on development likely to have an impact on nature conservation

C1 City's built heritage will be preserved, protected and restored
C2 Harm to listed buildings will not be allowed
C2.1 Exceptional circumstances to justify demolition of listed building
C2.2 Redevelopment behind facades of listed buildings only allowed as exception
C3.1 Circumstances justifying demolition of unlisted building in a conservation area

C4 Development which would harm archaeology will not be allowed

C4.1 Sites and areas of archaeological interest defined for policy C4

C4.2 Developer may need to undertake appropriate assessments of site or area

C4.3 Developer may need to preserve archaeological remains

C4.4 Archaeological assessment needed when large scale ground disturbance

C4.5 Archaeological artefacts should not be unnecessarily damaged or removed

MIN1 Information needed with mineral extraction & opencast coal applications

MIN2 Sites must be restored to an agreed scheme with appropriate after use

MIN3 Applications for opencast coal mining subject to DCPS 20

MIN4 Uncoordinated and piecemeal working will not be granted permission

MIN5 Operators should utilise other economically workable minerals

MIN6 Safeguarding coal reserves against sterilisation

MIN7 Applications to be considered in light of regional reports etc

MIN8 Development in areas of unstable ground only allowed where assessed

POL6 Developers must assess for contamination and if needed remediate

POL7 Noisy development only allowed if sound attenuated - refer to DCPS 22

POL8 Noise sensitive development only allowed if sound attenuated – DCPS 22

POL9 Noise sensitive development affected by aircraft noise - refer to DCPS 22

POL11 Residential development within 60 m of railway track will need assessment re the impact of vibration

POL12 New hazardous development to have separation from other uses

POL13 Airport public safety zone

POL14 Land at risk from flooding

T1.1 Developers to provide for operation of public transport

T1.7 Allocations for park and ride schemes

T2 Traffic system will be managed to reconcile competing demands

T2.1 Hierarchy of roads is defined

T2.2 Traffic calming will be introduced and may be required in new development

T4.1 Public car parking will be managed to support viability & maximize turnover

T4.2 City Centre public parking stock maintained at 10,000

T4.4 Allocations for multi-storey car parks

T4.5 Development shall provide parking to meet operational requirements

T4.6 Use of all car parking facilities will be optimised
T5.2 A network of public rights of way will be maintained, protected and extended
T5.3 Encouragement of cycling, with list of measures
T5.4 Extension of the citywide network of cycle routes
T6 The highway network will be improved for stated objectives
T6.1 Improvements to the strategic highway will be implemented
T6.2 Improvements to the local highway network will be implemented
T7.1 Planning permission will be refused if transport impacts unacceptable
T7.2 Development requiring improvements to the public highway - when to be allowed
T7.3 NDA - link to Sandy Lane from A1 will be improved
T7.4 NDA - new road from A1 at North Brunton to Kingston Park Road
T7.5 NDA - Brunton Lane and Brunton Road junction to be improved
T7.6 NDA - Kenton Bankfoot Bypass will be constructed to cope with traffic
T7.7 NDA - redundant parts of Brunton Lane to be kept for access and recreation
T7.10 NDA - pedestrian and cycle routes to be provided
T7.14 Newburn Haugh - protection of residential areas from traffic generated
T7.19 Airport - new access at Callerton Lane and Ponteland Road junction
T7.21 Land for A1 Western Bypass and A696 junction improvement safeguarded
T7.22 A1 Western Bypass, widening between North Brunton and A696
T7.23 A696 Woolston Bypass and Station Road junction - allow for link to NDA

IM4 Planning applications for development must allow for Infrastructure
IM5 Release of land for development will be phased as necessary
IM6 Planning obligations and developer contributions may be sought, with list
IM7 Mechanisms for securing developer contributions

DCPS 20 Mineral extraction
DCPS 21 Waste disposal and waste handling facilities
DCPS 22 Noise and vibration