



**Revised Master Plan  
and  
Supplementary Planning  
Document  
for  
Newcastle Great Park**

18 May 2006

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# Revised Master Plan and Supplementary Planning Document for Newcastle Great Park

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## 1 Introduction

This Master Plan supersedes the previous Plan that was approved as Supplementary Planning Guidance on 19th August 1999. Since that time, outline planning permission was granted based on the proposals in the Plan, and detailed consents have followed for new housing to the east of the A1, and part of the infrastructure and initial phase of the Business Park, including Sage.

The nature of the proposals for the Great Park has changed since 1999, in line with emerging government guidance and best practice. This revised Master Plan caters for and controls the new proposals emerging to the west of the A1 within a changing national and regional context.

### **Background**

- 1.1 The Unitary Development Plan (UDP) for the Newcastle upon Tyne was adopted on 28 January 1998. The UDP identifies the Northern Development Area (NDA) – now known as Newcastle Great Park (NGP) – as the major site for growth outside the existing built up area during the plan period of 1988-2006 and beyond. The primary allocations within the NDA are for economic development, housing and open space, with some of the latter retained in the statutory green belt. The UDP is currently under review, and the boundaries of these uses will be reconsidered as part of the process.
- 1.2 **The UDP commits the Council, developers and other partners to a development of high quality, and the Council expects NGP to be an example of good practice in all respects.** Although its creation will undoubtedly have significant environmental impacts, appropriate action will be taken to reduce them. As part of this process, design and implementation will incorporate principles of sustainable development in accordance with the City's Environment Charter and emerging policy on sustainable development. The Design Code for the Great Park, which was approved as Supplementary Planning Guidance (SPG) on 13 November 2000, will be reviewed following consultation with the Commission for Architecture and the Built Environment (Cabe). All development will have regard to this SPG.
- 1.3 NGP has the potential to act as a catalyst in the social and economic regeneration of the City and the Region. However, great care will be taken to ensure that the type and pace of development in NGP complements initiatives elsewhere in the City.
- 1.4 The Council has taken account of the NGP in its *Interim Policy Guidance on Release of Housing Land* approved in revised form in October 2004. The emerging Core Strategy Development Plan Document, which will be part of the Local Development Framework, will also include provision for the NGP.

The development forms an integral part of the Council's Regeneration strategy as part of the Newcastle Plan, which aims to create a vibrant, inclusive, safe, sustainable and modern European City.

### **Location**

- 1.5 The area that is generally bounded by:

- Haydon Close, Acomb Cresecent, City of Newcastle Golf Course (east of the A1) and north of Kingston Park Road (west of the A1) to the south
- Brunton Lane/Dinnington Road to the west
- Agricultural land to the south of Havannah Local Nature Reserve and Hazlerigg to the north
- Greenfield Road and South Bend in Brunton Park to the east

As an illustrative guide only, Map 1 shows in diagrammatic form the location of NGP.

### ***The Planning Process***

- 1.6 Policy IM2 in the UDP designates a *Northern Development Area Action Area* and the UDP Proposals Map defines the Action Area boundary. Map 2 shows the boundary of the Action Area. The boundary of the Action Area was drawn to include land thought to be required for mitigation and compensation for negative effects of development, as well as that for the primary built development. The Action Area also includes two road corridors extending southwards, covering possible improvements or additions to the highway network. The definition of the Action Area boundary in the UDP as shown does not rule out highway or other works being required of the developers outside the Action Area.
- 1.7 The UDP in Chapter 6 *Implementation* anticipates the preparation of a master plan for the NDA Action Area as a whole. The Council issued a Planning Brief for the NDA in April 1998 and invited prospective developers to submit draft proposals for inclusion in a Master Plan. A consortium of developers submitted draft proposals in May 1998 and these were subject to widespread public consultation.
- 1.8 An application for outline planning permission was submitted in late August 1998. The previous Master Plan was based in part on those proposals, but incorporates additional material with many revisions.
- 1.9 The current Master Plan is a revision of the previous version. It takes account of the revised proposals for the part of the Great Park to the west of the A1. Proposed new uses that were not considered previously have emerged for this area, and the revised Master Plan will ensure that consideration of such proposals could lead to an acceptable form of development. Additionally, the development cell boundaries defined on Map 3 have been amended, and the level of retail development that may be acceptable as part of the development will be reviewed.
- 1.10 It will be necessary for all those with a legal interest in land in NGP to be party to a legal agreement or agreements to secure some of the objectives set out below and which cannot be covered adequately in conditions on a planning permission. This Master Plan will be a key input into those agreements and will also inform the preparation of conditions on any future planning permissions.

### **Status of the Master Plan**

- 1.11 The Unitary Development Plan (UDP) was formally adopted on 28 January 1998. The UDP and existing outline consent granted on 20 October 2000 are therefore the primary reference points for this Master Plan and for the planning process as a whole. The UDP is currently under review as part of the preparation of the Local Development Framework, but the UDP remains the development plan for the city. This Master Plan does not quote all policies and proposals within the UDP that are relevant to NGP. Anyone seeking guidance on development of NGP should refer also to the UDP, where it is referred to as the Northern Development Area, or NDA.
- 1.12 This Master Plan should not be taken as covering all necessary requirements of the Council or any other regulatory agency. It has the status of a Supplementary Planning Document and will be a material consideration when any application for planning permission or other statutory approval is determined.

### **Definitions**

- 1.13 For avoidance of doubt, some terms used in this document have a specific meaning, as follows:

- *Planning Application*

An application for outline planning permission submitted for the NDA Action Area as proposed in the UDP, and now known as Newcastle Great Park (NGP).

- *Newcastle Great Park or NGP*

The area of land shown on Map 1.

- *Detailed Approval*

It is envisaged that the developers will submit detailed proposals for development cells and open space as reserved matters under the outline permission. However, it is possible that some new detailed (or outline) planning applications may be submitted. The term “detailed approval” covers both eventualities.

- *The Developers or the Consortium*

The consortium consists of two companies - Persimmon Homes and Taylor Woodrow.

- *Development Cells*

Areas of land for the primary uses of housing, economic development and the local centre, which are defined on Map 3.

- *Development Site Strategy Statement (DSSS)*

A statement, one for each development cell, which must be submitted by the developer and approved by the Council before detailed approval can be given for any part of that cell. This is a requirement of Condition 3 of the existing outline consent granted on 20 October 2000. These statements shall include survey data and proposals for the areas of strategic open space within the cell boundary. Information requirements for the production of these documents is contained in the Section 106 Agreement attached to the outline consent approved in 2000 and the Design Code Supplementary Planning Guidance.

- *Strategic Open Space*

The open land *surrounding* the development cells that is within the planning application boundary and under the control of the developer, as defined on Map 3.

- *Local Open Space*

Land to be provided for public open space *within* the housing development cells.

## **2 Strategic Aims and Objectives**

2.1 The City Council originally set out strategic aims for NGP in the Planning Brief published in April 1998. New aims have emerged since this date, but many are still relevant:

- 1 To provide 2500 dwellings, including a range of house types and sizes, at a rate that does not prejudice satisfactory progress on the development of housing on Inner Area brownfield sites, in particular those within the defined “Bridging NewcastleGateshead” Housing Market Renewal Pathfinder area.
- 2 To provide employment for residents of Newcastle through allocation of 80ha of land for economic development and creation of the right conditions for attracting inward investment. This includes enabling uses to develop within the Great Park that could assist in business development.
- 3 To ensure that housing and economic development is accompanied by all necessary social and physical infrastructure, including education, local shopping, community and recreation facilities, in order to meet the needs of the new community and to protect the interests of existing communities.
- 4 To protect and enhance the environment so as to benefit the landscape and wildlife, to improve recreation and access and to provide an attractive setting for development.
- 5 To secure appropriate transportation infrastructure and services within and beyond the Action Area so as to maximise journeys other than by private car and to minimise the impact on surrounding communities created by additional traffic.

- 6 To promote the physical, social and cultural integration of the new community with the rest of Newcastle.
- 7 To promote sustainability through best practice in construction of infrastructure, buildings and landscape and to ensure that the end product can be exhibited as an example of sustainable development as set out in Government guidance on achieving excellence through urban design process.
- 8 To ensure that development is fully accessible and that residents and employees feel safe and secure at all times.
- 9 To ensure that the process of planning and building the new development is as open as possible and that all those with an interest in the area have the opportunity of shaping the end product.

2.2 The Planning Brief also contained objectives for each topic area covered. The City Council confirms that these still stand as a guide to development of NGP, and the main strategic objectives can be summarised as follows:

“To assist in reversing the trend of outward migration as part of city-wide regeneration initiative through a sustainable development consisting, *inter alia*, of an 80 hectare Business Park and 2500<sup>1</sup> homes over a 12 year period.”

### 3 Definition of Development Cells and Urban Form

3.1 This Master Plan does not replace the provisions of the UDP as regards allocation of land uses or other matters, but supplements them. The UDP defines the primary land use allocations in the NDA as a whole as follows:

<i>Use</i>	<i>Gross</i> <sup>2</sup>	<i>Net</i> <sup>3</sup>	
Economic development	139 ha	80 ha	(Policy ED1.1)
Housing	172 ha	83.3 ha	(Policy H1.1 <sup>4</sup> )

**NGP1 Development cells are defined for the primary uses of housing, economic development and the local centre as shown on Map 3. Some of the cells will incorporate a mix of uses.**

3.2 Map 3, as well as indicating the development areas, also defines:

- strategic open space
- land for major existing or proposed highways excluded from the strategic open space
- land not covered by the planning application and thus the application site (some forming 'windows' within the site).

<sup>1</sup> This figure includes the 675 dwellings already granted planning permission to the east of the A1

<sup>2</sup> Taken from UDP Proposals Map and includes a significant allowance for what is now called strategic open space

<sup>3</sup> Net of strategic open space, but still includes allowance for roads, local open space, etc

<sup>4</sup> These figures include land to the east of the A1 for which detailed planning permission has been granted.

Supporting text to Policy H1.1 indicates that this net area for housing can be reviewed at the Master Plan stage.

3.3 The sections on economic development and housing below indicate the sizes of the development cells and more particular requirements for these areas.

**NGP2 A Development Site Strategy Statement shall be submitted for each development cell before or with the first submission for detailed approval for any part of that cell. Detailed approval of any constituent part of a development cell will not be given by the Council in the absence of an approved strategy statement for the cell as a whole.**

3.4 Each strategy statement will incorporate the results of any further or updated surveys, impact statements and consequent detailed mitigation measures found necessary. It will then go on to set out in more detail than at the outline stage the proposed layout and urban form of the development cell. Given the large size of some development cells, the final detailed submissions for a cell may be submitted in more than one stage.

3.5 A Design Code was approved as Supplementary Planning Guidance on 13 November 2000. It sets out guidance on how to create an urban extension that:

- creates places for people which have their distinct identity, are safe and attractive
- respects and enhances local character and connects well with the wider locality
- gives priority to the needs of pedestrians and cyclists rather than vehicles in residential areas

3.6 This Master Plan does not set out detailed layouts for the development cells, or indeed detailed proposals for the strategic open space. However, the following sections do set out general principles to be followed by the developers. The City Council's Design Code for the Great Park provides guidance in addition to the very broad statements of principle contained within this Master Plan.

3.7 The Design Code needs to be updated to ensure that it includes current and emerging urban design guidance subjects including the following:

- landform and orientation
- circulation and permeability
- accessibility
- adaptability and lifetime homes
- density and scale
- sense of place
- Green Space policy

- wildlife resources
- public realm
- public art and interpretation
- sustainability, including recycling issues

#### 4 **Housing and Regeneration**

##### ***Definition of Development Cells***

**NGP3 All housing shall be within the development cells D, E, F, G, H and I as shown on Map 3.**

4.1 The housing development cells<sup>5</sup> as shown on Map 3 are as follows, with approximate size:

	<i>Area</i>	<i>General description</i>
D	28 ha	North of Ouseburn, south of West Brunton
F	35 ha	North of Ouseburn, south of Middle Brunton
E	5 ha	Immediately north of Ouseburn
G	20 ha	North of Kingston Park, south of Ouseburn
H	6 ha	North of Brunton Park, east of Western Bypass
I	23 ha	West of Brunton Park, east of Western Bypass

##### ***Housing Types and Tenure***

**NGP4 The development shall provide 2500<sup>6</sup> houses as follows:**

<b>Private sale - general</b>	<b>2300</b>
<b>Private sale – older people</b>	<b>40</b>
<b><i>Private sale sub total</i></b>	<b>2340</b>
<b>Housing association - general needs for rent</b>	<b>60</b>
<b>Housing association - special needs for rent</b>	<b>10</b>
<b>Housing association - older people sheltered for rent</b>	<b>30</b>
<b>Housing association Shared equity - general</b>	<b>30</b>
<b>Housing association Shared equity - elderly</b>	<b>30</b>
<b><i>Affordable and special needs sub total</i></b>	<b>160</b>
<b>Total</b>	<b>2500</b>

**The affordable and special needs accommodation shall be provided in development cell F.**

<sup>5</sup> Cells H and I are to the west of the A1 and already have detailed planning consent, but are included within this Master Plan for completeness.

<sup>6</sup> This figure includes Cells H and I.

- 4.2 The UDP states that affordable housing may be sought by the Council in new housing developments. The Council believes that NGP should provide affordable and special needs housing for the following reasons:
- to help redress the relatively low proportion of housing for rent in the northern part of the City
  - to address the needs of specific groups, including older people
  - to provide a mix of house types and sizes within NGP
  - to provide those moving to work in the economic development cells with a choice in house type.
  - to provide the opportunity for key workers to live near their employment
  - to provide a vibrant and diverse community on the Great Park
- 4.3 The affordable housing must be managed by a housing association that owns the freehold interest to the homes in order to retain affordable well-managed homes on the Great Park. Whilst the proposed flats could be located in the “town centre”, the houses must be located (peppercotted) around the cell and are not just concentrated in the town centre.
- 4.4 The provision of the affordable units will be undertaken to a programme that must be agreed between the Consortium and the Council prior to any development proceeding in Cells F and G.
- 4.5 The need for homes for key workers will be investigated but with the understanding that the affordable homes provision is not exclusively expected to provide key worker accommodation.
- 4.6 The affordable housing for older people or special needs will be provided but needs to fit with the priorities highlighted by the Council’s Social Services Directorate and the associated funding streams.

***Housing for Older People and Those with Mobility Difficulties***

**NGP5 The developers shall consider the life-time needs of residents in building the general needs private housing for sale. Levels of access and other provisions in the Building Regulations should be considered a minimum standard.**

- 4.7 The Council believes that NGP should be a mixed community, catering for all stages in the life of households. Its development must also take account of overall demographic changes in coming years, with an increasing proportion of elderly people. Thus provision for older people will be a key component. The Council is strongly in favour of designing all houses to be more usable by elderly people and those with mobility difficulties. The concept of 'design for life' should be the guiding principle.

### ***Phasing and Release of Land***

- NDA6** The development of the private housing for sale shall proceed at a maximum rate of 250 units completed per year, each year to start on the anniversary of the date of completion of the first house in NGP. Any allowance not used in one year can be accumulated and carried forward to be used in subsequent years.
- NGP7** For the purposes of UDP Policy H1.2, the development of housing in NGP shall proceed in three phases of 800, 800 and 900 houses. The first phase shall consist of 800 houses solely within development cells F, G, H and I.<sup>7</sup>
- 4.8 The UDP seeks to create the appropriate balance between development within the existing urban area and development on greenfield sites. A limited number of sites in the latter category have been allocated, primarily but not exclusively in NGP. The Council is concerned that development on greenfield sites is at a rate that does not prejudice urban regeneration initiatives in the City.
- 4.9 The Council and developers have therefore agreed that housing in NGP shall proceed at a rate of no more than 250 units a year, although the developers will be able to carry over 'unused' units to subsequent years. This provision of a yearly rate is an additional precaution for the Council in safeguarding its regeneration programme and is over and above the provisions of UDP Policy H1.2.
- 4.10 NGP7 indicates that three phases are defined for the purposes of UDP Policy H1.2. The number of houses in each phase is very roughly a third of the total of 2500. The Council will therefore need to formally review progress on housing in NGP and the City as a whole under Policy H1.2. This takes the form of the statutory Annual Monitoring Report, and will take place before construction has commenced on the number of houses allowed in each phase.
- NGP8** To assist in the achievement of targets for progress on housing sites in Inner Areas of the City, the developers shall support the regeneration initiatives of the Council and other organisations throughout the construction period of housing in NGP.
- 4.11 The Council believes that it is in the interests of the developers of the NGP to contribute to the regeneration of the existing urban area of City. A partnership approach to tackling Inner Area housing problems is to be pursued with the developers and other parties to achieve the balance between greenfield and brownfield development sought by the Council and by central government. There will be particular emphasis on assistance with site assembly and identification of viable development opportunities in the Bridging NewcastleGateshead Pathfinder area, within a framework defined by the Council. The Joint Venture Agreement between the Council and the developers will need to be reviewed in the light of this revised Council policy.

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<sup>7</sup> NB this is the policy from the previous Master Plan. It is included due to the commencement of Phase 1 when the first house in Cell H was completed, to the east of the A1, and the phasing from the previous Plan is to continue.

### ***Household Recycling***

**NGP9 To assist in the achievement of targets for household waste recycling, the developers shall ensure individual dwellings have sufficient space to store recycling containers and/or make provision for recycling facilities within each residential and mixed-use area. A commuted sum will be required to cover costs for the operation of any communal facilities over the first three years after their installation.**

- 4.12 The Council has recycling targets that are in part set by Central Government, and all new housing developments in the city must assist the Council to meet these targets. The nature of the facilities will be determined in consultation with the Council's Sustainability Manager. If communal facilities are to be provided, a commuted sum shall be provided by the developers to enable the system to be established properly within its first 3 years, and to enable the operators to undertake future operation and maintenance of the facilities. The level of commuted sum shall be determined by the Council's Sustainability Manager, in liaison with the developer.

## **5 Economic Development**

### ***General Requirement***

**NGP10 All major economic development in NGP shall be within the development cells A, B and C as shown on Map 3, subject to an overall limit within this larger area of no more than 80ha.**

- 5.1 Development must be in accordance with the UDP, notably Policy ED1.1, which states that the NDA economic development allocation is for 'offices, high technology industry and research and development within Class B1 of the Use Classes Order 1987 and appropriate high quality, high technology uses with clean industrial processes within Class B2'.
- 5.2 The composite area combining cells A, B and C shown for economic development on Map 3 is a gross area of about 88 ha. Out of this gross area, a net area of no more than 80 ha may be developed for such purposes. The gross area may be subdivided into no more than three development cells, each with a minimum size of 15 ha, in accordance with policy ED1.2 in the UDP.
- 5.3 The ultimate definition of the net development cell or cells must take account of factors including the following:
- the need to protect wildlife, landscape and archaeological features
  - the need to protect the amenity of existing residential properties
  - the existence of public rights of way
  - the need to create wildlife buffer zones, carry out habitat creation and enhancement, especially along edges of the development

### ***Development Site Strategy Statements (DSSS)***

- 5.4 Under NGP2, a strategy statement must be submitted for each development cell and detailed approval of any constituent part of a development cell will not be given by the Council in the absence of a satisfactory strategy statement. The DSSS' for Cells B and C have been completed. The Statement for cell A should address, amongst any necessary other issues, the need for any extra mitigation or compensation that might be required as a result of loss of any of the areas marked with hatched lines within the gross area for economic development on Map 3.

### ***Floorspace, Building Size and Built Area Footprint***

- 5.5 All land required for buildings, car parking and other ancillary structures or engineering works (other than transportation links and drainage) in connection with the economic development cells should be provided within the net 80 ha. However, some flexibility may be considered on precise boundaries to facilitate emerging urban guidance on raising design quality.

### ***Phasing and Release of Land***

- 5.6 The demand for release of land for economic development is difficult to forecast. Predicting the timing of inward investment and the size of cell that might be required with any accuracy is not possible. Therefore, a formal phasing programme will not be included in this Master Plan for the economic development cells.

### ***Childcare and Other Support Services***

- 5.7 Depending on the form of development, it may be appropriate for support services such as childcare, training and conference facilities to be provided centrally rather than in individual workplaces. Much will depend on the scale of development and whether such services are provided 'in-house'. The developers should use their reasonable endeavours to investigate and provide such services if needed. It is possible some may be best located in the local centre.

### ***Broadband***

- 5.8 The Developer shall provide multiple ducts / conduits (detail to be confirmed when a Broadband Strategy is available from the Developer) along all access routes to enable a wide range of Internet Service Providers (ISPs) and telecommunication companies to provide services to all NGP occupiers. Specific detail from the Developer should include:

- Standard of ducting
- Ownership of ducting
- Commitment to multiple provision of broadband services

## ***Marketing***

- 5.9 The Business Park will be marketed through a collaborative process involving the Council and the Consortium. This process will not prevent individual marketing of the Business Park by either of these partners. The process will ensure that the development of the site proceeds in accordance with the Council and Regional Development Agency's economic development strategies.

## **6 Training**

### ***Contribution to General Skills Training***

**NGP11 The developer shall provide all necessary support to the City Council's Employment Development Team. This will facilitate inter-agency partnership with the Tyne and Wear Learning and Skills Council and Jobcentre Plus to support and promote a wide range of demand-lead training and upskilling programmes addressing the specific needs of employers on the site.**

- 6.1 The success of the NGP economic development allocations will depend in part on improving general skills across the City as a whole, as well as ensuring that more targeted training takes place. The development of 'employment related skills is a priority for the City Council and a range of schemes have been developed through schools, the Continuing Education Service, the Adult Basic Education Service and the various Single Regeneration Budget Partnerships. This work will continue with the involvement of the NGP developers where appropriate.

### ***Construction Related Skills***

**NGP12 The developers of the housing cells shall set up and maintain a training scheme for construction skills with a guaranteed number of places for trainees or apprentices from within areas of the City to be nominated by the City Council.**

- 6.2 The development of about 250 houses a year over 10 to 12 years will provide much needed employment for the construction industry. Training is the lifeblood of the industry and the developers are committed to providing trainee and apprenticeship schemes throughout the lifespan of NGP. The developers will guarantee a minimum of 72 apprenticeships over the construction period, each of three years duration. These will be reinforced by apprenticeship schemes undertaken by established sub-contractors (also committed to the Construction Industry Training Board schemes) which could be expected to provide a further 90 apprenticeships.
- 6.3 The developers' apprenticeship scheme is to be operated so that it links with the Council's Building Newcastle initiative which seeks to ensure the provision of high quality construction training and employment for City residents. Vital onsite experience is required in order for trainees to complete training, thus achieving full qualification. Building Newcastle offers a range of training options including pre-apprenticeship packages and other short courses which can be tailored to meet the needs of developers.

### ***Targeted Training Programmes***

**NGP13** Together with other agencies, the developers shall ensure that businesses locating within NGP are (in the first instance) directed to Newcastle City Council Employment Development Team. An assessment will then be made of their recruitment needs. Targeted training and recruitment programmes can then be facilitated to meet the specific identified needs of the companies.

6.4 The prospect of high quality training for more specific skills being readily available will be crucial to attracting investment to NGP. Once the market sectors most likely to locate in NGP become clearer, the developers, the Council, the Tyne and Wear Learning and Skills Council and other organisations can plan and provide specific training packages.

### ***Joint Working***

**NGP14** The developers shall work closely with the Council on all aspects of training and upskilling. They shall provide financial support to the Newcastle City Council Employment Development Team, which will enable the necessary staff resource to effectively co-ordinate recruitment and training in NGP.

6.5 Effective co-ordination of recruitment and training activity is essential to ensure that the Human Resources needs of employers are met whilst local residents are provided with opportunities for training and employment. This function is best served through a close partnership between the developer and the Newcastle City Council, facilitated through the Employment Development Team.

## **7 Energy Efficiency**

### ***Business, Industry and Other Non-residential Buildings***

**NGP15** The developers in conjunction with the Council shall use their reasonable endeavours to promote and secure the efficient use of energy in all business, industrial and other non-residential buildings and activities in NGP.

7.1 There is great scope for improving the energy efficiency of commercial buildings. However, there are varying degrees of resistance from some parts of the development industry and from occupiers faced with higher construction costs, even though there may be large savings on running costs in the long term. The developers and the Council shall work together to overcome this resistance and to promote good practice.

### ***Housing***

**NGP16** The developers of the housing areas shall use their reasonable endeavours to promote and secure the efficient use of energy in all new housing. There shall be a continuing commitment to raise

**energy efficiency standards above that required by the Building Regulations.**

- 7.2 In all new housing development, the developers are required to comply with the Building Regulations. The Council looks to the developers to take measures such as an increase in the level of insulation, improving the specification of boiler equipment or capturing solar energy in order to improve energy efficiency beyond the statutory minimum.
- 7.3 The Council is preparing a range of Supplementary Planning Documents which will apply to NGP. One or more will cover energy use and sustainable construction. When finalised and approved by the Council, they will assist house-builders in securing a saving in energy costs with minimal extra expenditure. The developers of NGP are referred to this draft guidance and should take it into account in preparing both development cell strategies and submissions of detail.

***Pilot Projects***

**NGP17 The Developers shall bring forward as part of each Housing Development Cell Strategy Statement proposals for an Energy Project (e.g. in residential cells an adapted showhouse with enhanced efficiency measures incorporated). Each Housing Development Cell shall include at least one Energy Project. At all times after the occupation of the 50th house and before completion of the 2,400th house there shall be in the NGP as a whole at least one Energy Project in a Housing Development Cell running and available for public viewing. The Developers will publicise the Energy Projects.**

- 7.4 The developers have indicated a willingness to dedicate one or more houses in each Cell to explore and assess new techniques for improving 'sustainability' and more particularly energy efficiency. They and the Council will explore possible funding sources and potential partnerships with others to implement this policy.

***Light Pollution***

- 7.5 Light pollution is not exclusively an energy efficiency issue, although that is one aspect of the problem. The Council is now working to reduce both its energy bill and the nuisance caused by unnecessary light spill from street lights through specifying more satisfactory designs. The Council will work with the developers and occupiers of non-residential properties with substantial lighting needs to reduce light pollution.

**8 Geotechnics**

***Ground Conditions***

**NGP18 The developers shall undertake site investigations in order to satisfy themselves and any appropriate regulatory authority that**

**building works on the site shall be safe and stable and carry out all stabilisation works identified as necessary**

- 8.1 The underlying geology of NGP together with the history of coal mining in the area will have an important bearing on what structural precautions may be necessary during construction. On the basis of information available to it, the Council is not aware of any fundamental problem lying in the way of development of NGP.
- 8.2 However, it is always the responsibility of the developer to undertake investigations and take the necessary measures to satisfy themselves and the appropriate authorities that any problems have been identified and suitable precautions taken. The developers of NGP are strongly urged to undertake both desk-top and site investigations to ascertain the stability of any land to be developed.

***Rising Ground Water Levels***

**NGP19 The developers shall consult on an annual basis during construction of NGP with the City Council and the Environment Agency on the likelihood of problems occurring due to the rising level of ground water.**

- 8.3 Rising ground water levels in areas where deep mining has ceased is a potential problem across the region. There are no indications that NGP will be particularly affected. However, it is advisable that the main parties with an interest in the issue consult on an annual basis to ascertain if any actions need to be taken.

***Filled/Tipped Land***

- 8.4 There are a small number of registered and non-registered areas of tipped or filled land. Statutory provisions cover the measures necessary to safeguard existing or future residents or employees in the area.

***Contaminated Land***

- 8.5 The land has been subjected to mining activities in the past. This, together with small recorded and un-recorded landfills, warrants 'desk top' studies and, if necessary, site investigations, including gas monitoring.

**9 Noise and Pollution**

**NGP20 The developers shall undertake assessments of noise and pollution in accordance with UDP policies and submit these at planning application stage for that application site or relevant cell.**

- 9.1 Noise from existing sources could limit the extent, specification or type of new development in NGP. Significant known sources include aircraft taking off from or landing at Newcastle International Airport and traffic on the A1 Western Bypass.

- 9.2 NGP will itself create noise, both directly from within the site and indirectly by increasing the level of traffic on roads elsewhere in the City. The Great Park may also create pollution to air and water, though assessing the likely impact of future developments is less easy to quantify than for noise.

### ***Aircraft Noise***

- 9.3 The City Council will apply UDP policies on noise in the light of current information on aircraft noise. If a development cell falls within the area specified in the UDP, then full planning or reserved matter applications must be accompanied by a full aircraft noise assessment.

### ***Traffic Noise***

- 9.4 An assessment of likely noise levels at existing properties due to increase in traffic generated by NGP was carried out by the developers at the outline planning application stage. This indicated that some properties adjacent to schemes for road construction or improvement may be eligible for acoustic double glazing under statutory provisions.

- 9.5 Notwithstanding the submitted assessments, the developers or the agency carrying out the works shall review these assessments and the need for sound insulation at the appropriate time in accordance with statutory requirements.

### ***Traffic Noise and Proposed Development***

- 9.6 An assessment of likely noise levels along new and existing roads in NGP was carried out by the developers at the outline planning application stage. This will have to be repeated for any new applications. The definition of housing cells on Map 3 takes the previous assessment into account. Full planning or reserved matter applications shall include the latest information on traffic noise and any consequent proposals for noise attenuation measures such as acoustic double glazing, bunds, walls or other structures.

### ***Noise from Other Sources within NGP***

- 9.7 Full planning or reserved matter applications shall include an assessment of noise likely to be created from within the cell during construction and after occupation, together with any consequent proposals for reduction in noise levels, particularly as they affect residential properties, schools and sensitive wildlife habitats.

### ***Pollution from within NGP***

#### **NGP21 The developers shall submit a strategy illustrating how construction shall be targeted at minimising pollution**

- 9.8 Full planning or reserved matter applications shall include an assessment of air or water borne pollution likely to be created during construction and after occupation, together with any consequent proposals for reduction in pollution levels, particularly as they affect residential properties, schools, sensitive wildlife habitats and watercourses.

## 10 Archaeology

**NGP22 The developers shall carry out the archaeological surveys and assessments set out in the specification contained in the submitted Environmental Assessment as development proceeds. The development cell and open space compartment strategy statements, or detailed planning/reserved matters submissions, shall include the outcome of the archaeological assessments for that area together with proposals for any consequent actions.**

- 10.1 Archaeological remains are finite assets and the appropriate precautions must be taken to ensure that both recognised sites and areas of potential interest are not needlessly destroyed. Categories of archaeological sites and areas of interest include:
- scheduled ancient monuments
  - other important non-scheduled sites
  - areas of known potential archaeological interest
  - substantially undeveloped and undisturbed areas where archaeological interest or potential has not as yet been established
  - hedges which meet the archaeological criteria for importance set out in the Hedgerow Regulations 1997
- 10.2 The developers must undertake an archaeological assessment for each development cell or open space compartment following the guidelines in PPG16 *Archaeology and Planning*. A programme and specification to undertake this work has been prepared by the developers and will be undertaken subject to approval of details by the County Archaeologist. The results in the assessment for each cell or compartment must be included within the strategy statement, or within the detailed submission.
- 10.3 Although there are many other features of interest, the two Scheduled Ancient Monuments in NGP require particular attention. They consist of two rectilinear enclosures south of Hazlerigg, discovered through aerial survey. These were probably Iron Age/Romano-British settlements. It is anticipated that further unrecorded archaeological remains may be present in the vicinity.
- 10.4 The two enclosures and their settings must be protected as required by law. These monuments remain within the green belt, but are situated in close proximity to the area allocated for economic development in NGP. It is essential that development of business or industry does not impinge on these monuments.

**11 Strategic Open Space**

**NGP 23 Strategic open space and its subdivision into compartments is defined by Map 3.**

- 11.1 Map 3 defines the *development cells* for the primary uses of housing, economic development and the local centre and the remaining area as *strategic open space*. There will be further *local* open space defined within development cells. Although this section covers primarily the strategic open space, many of the principles apply equally to local open space. This is clarified in the Design Code.
- 11.2 The strategic open space is divided into 10 compartments, which is included within the outline planning application, and could form the basis for the phased submission of strategy statements, if required, and detailed plans and then implementation. The compartments may be further subdivided into sub-compartments to guide more detailed planning. The compartments are as follows. The reference letter (A to G and LC) indicates the development cell with which the compartment is most closely associated.

	<i>General description</i>
A	Narrow margin to the north and west of economic development cell A, bordering Havannah Local Nature Reserve and Dinnington Road.
B	Land to the north of economic development cell B, including Three Hills recreation area.
C	Land to the north and east of economic development cell C, bordering the southern edge of Hazlerigg and close to the A1 Western Bypass.
D	Land around West Brunton Farm, narrow margin along Brunton Lane/new road to Kingston Park Road and Ouseburn Wetlands SNCI.
F	Broad open space corridor along west side of A1 Western Bypass from footpath on line of former railway to Brunton Lane, narrow margins bordering Middle Brunton and former wagonway corridor west of cell F
G	Ouseburn corridor west of A1 Western Bypass and narrow margins around development cell G close to Kingston Park Road
LC	Land around and immediately east of the local centre, in vicinity of Middle Brunton

**NGP24 Open space proposals shall be submitted as part of the Development Site Strategy Statements.**

- 11.3 Development Site Strategy Statements must determine the design, management and maintenance responsibilities for the scheme. In preparing these strategies the developers will be required to meet the principles set out in this section and in the Design Code.

**NGP25 Prior to the preparation of each strategy statement, the developers shall carry out or update any necessary or additional**

**surveys, analysis of impacts and identification of mitigation measures to update the Environmental Assessment and in accordance with current best practice, where necessary.**

- 11.4 Any development adjoining or within the land adjacent to the Ouseburn where it flows through the site must have regard to its Green Belt status

***Nature Conservation Principles***

**NGP26 The strategy statement for each open space compartment and development cell shall maximise nature conservation opportunities where appropriate, especially relating to:**

- **habitats and species targeted in the Newcastle Biodiversity Action Plan**
- **protection and enhancement of designated sites**
- **protection and enhancement of wildlife networks**
- **protection for threatened species**
- **maintenance of the overall ecological carrying capacity of NGP**
- **use of locally native species**
- **the need regular surveys and analysis to assess the impact of new development and consequent mitigation and compensation**
- **Newcastle International Airport bird strike protocol**

- 11.5 This Wildlife Enhancement Network will replace the UDP's existing Wildlife Corridors in the new Local Development Framework. The Newcastle Wildlife Enhancement Network will be built around existing features with statutory or policy protection, forming a defined network of species and/or habitat specific enhancement corridors linking recognised wildlife sites. Areas within the corridor will be identified by a simple three tier measure of importance to wildlife. The aim of this is to easily identify areas with high, moderate or low wildlife value and assist and prioritise areas where enhancement is required.

- 11.6 In the last few decades many wildlife habitats and other features of natural interest have been lost due to built development, changes in agricultural practice or lack of appropriate management. The resulting decline in 'biodiversity' has now been recognised locally, nationally and internationally. Measures are in hand to reverse the decline, including appropriate policies in the UDP, Habitat Species Action Plans in the Newcastle Biodiversity Action Plan, the Tree Strategy and a proactive approach by the City Council in both rural and urban areas.

- 11.7 The UDP includes two designations that form second and third tiers below the national first tier of Sites of Special Scientific Interest (SSSI). These are Sites of Nature Conservation Importance (SNCI) and Sites of Local Conservation Interest (SLCI) and NGP contains examples of both. Two SNCI's may be directly affected by development, one by economic development and the other by a new road. The other designated sites are not directly threatened but will be subject to disturbance.
- 11.8 Wildlife Enhancement Networks allow movement of species between what would otherwise be isolated islands. In this way the richness and variety of species and habitats are maintained. The emerging LDF identifies Wildlife Enhancement Networks and affords them protection. (This protection is currently given via the Wildlife Corridors contained in the UDP). The definition of development cells on Map 3 takes account of the LDF by safeguarding the designated networks along the Ouseburn and at Havannah/Hazlerigg. Loss of open space and rural land due to development will impact on the potential for wildlife to pass through or use the site. A comprehensive network of interconnected landscaped green space should be integrated into the development to minimise the severance of wildlife links. Existing tree and hedge cover will be used in conjunction with additional habitat creation, where appropriate.
- 11.9 The biodiversity resources of the entire Great Park strategic open space areas should be developed by the inclusion of sanctuary areas away from the strategic public access routes. These areas must specifically targeted for the benefit of wildlife.
- 11.10 Maintaining the distinctiveness of the landscape and the wildlife of an area or region depends in part on encouraging use of locally native plant species that are typical to that area. Such species also tend to be best suited to the local climate and weather conditions.

### ***Landscape Principles***

**NGP27 The strategy statement for open space and development cells shall take into account landscape principles, including those relating to:**

- **protection and enhancement of existing valuable features**
- **reinforcement of local and regional landscape character**
- **integration of built and unbuilt parts of the development**
- **creation of a prestigious setting for the economic development cells**
- **creation of a safe and visually attractive setting for residential development**
- **creation of attractive but functional interconnected and publicly accessible areas for varying types of recreation**

- **retention of agriculture with suitable management regimes where appropriate**

- 11.11 NGP is a large scale development on a greenfield site. Although assessed by the City Council as of generally moderate landscape value, it contains areas of higher than average quality and some valuable individual features such as woodlands and wetlands. The primary element of the landscape, however, is currently one of rural open space. The site forms the northern gateway to Newcastle where the visual impact is paramount and a key feature that determines perceptions of Newcastle as a whole. The remodelled open space may no longer be of rural character, but could include other types of landscape, such as urban or country parks, woodland or wetland. The nature of all areas of open space will be determined by the Council, following liaison with the developers.
- 11.12 The integration of strategic open space including existing natural features, such as the Letch and the Ouseburn, must be included within the proposals. Recreational routes will permeate through the development to seamlessly integrate the built part of the development with the strategic open space surrounding it.

### ***Trees and Hedges***

**NGP28 All trees and hedges within NGP should be retained and protected as far as practicable.**

- 11.13 Tree and hedge cover is not great in NGP, hence protection of what exists is all the more important. The City Council's Policy on trees and hedges requires that these resources are protected. Many trees are legally protected with Preservation Orders; the other trees should not be removed unless there are exceptional circumstances which outweigh their value to the landscape. Their presence must be incorporated into any detailed design. Any proposal to carry out works to these trees will be considered in the context of the Preservation Order legislation. The hedge pattern is an important landscape feature in parts of the Great Park and again should be retained unless there are over-riding reasons otherwise. Protection for retained trees and hedges during construction will be essential.

### ***Conservation of Topsoil***

**NGP29 The developers shall submit a soil handling strategy for NGP as a whole or for its constituent parts. A Community Chest shall be created into which receipts from the sale of topsoil shall be deposited, and used to create additional play areas within NGP.**

- 11.14 Topsoil is one of the earth's most precious resources, taking many hundreds of years to form yet being very easily degraded or destroyed. The developers will be required to submit a soil handling strategy either for the NGP as a whole or as part of each open space compartment or development cell strategy. This strategy must identify the potential adverse impacts resulting from the development, including those sustained to the topsoil resource, by movement, and to the local environment by disturbance. The strategy must give full

proposals for the avoidance of the negative impacts identified and compensation for those not avoided. As far as practicable, topsoil should be left in situ and protected from disturbance. If this is not possible it should be retained on site. However, as a last resort, export for proper use elsewhere would be considered, subject to the approval of the City Council. Any receipts received from the sale of topsoil shall be placed in a “community chest”, and used to assist with the creation of additional play areas within the Great Park.

### ***Public Art and Interpretation***

**NGP30 Open space compartment and development cell strategies should include a provision for public art and for interpretation of the natural and man-made environment. The Council and the developers will work together to prepare an arts strategy and methods to ensure that there is a commitment to funding art works.**

- 11.15 In many parts of the strategic open space area there will be scope to introduce public art, either as an integrated part of works such as noise bunds or in their own right. In addition there will be opportunities within the development sites, particularly the economic development areas, to commission art to enhance the settings of buildings and complement the more formal landscaping. Interpretation of various aspects of NGP environment should be undertaken, and where appropriate will be integrated with the public art programme.
- 11.16 It is proposed that the Council, arts development organisations (such as Voluntary Arts England) and the developers cultivate a strategy for public art. The approach would be to separate the Park into four areas, which coincide with the different types of development. This would promote differing themes in the economic development areas, housing areas, the local centre, and something different again for the open space. The approach is due to there being different aims behind the inclusion of Public Art in different areas:
1. Economic Development areas should have prestigious settings to attract businesses. With this aim in mind Public art should be commissioned which enhances the location and increases its profile by making use of recognised artists. In terms of sites, the Art is likely to be of a scale to work against the larger scale of buildings that economic development needs.
  2. Residential areas would require an approach that looks to create and reinforce neighbourhood identities. Again this could be in terms of the street furniture as well as occasional landmark pieces. Methods of production need to be considered which encourage a sense of ownership.
  3. The Local Centre will need a more integrated approach, which makes use of types of work that are developed into the fabric of the townscape. This could include commissions for bespoke street furniture or more intimate interventions. There may be scope for smaller scale landmark type pieces in squares or piazzas, and for multi functional lighting to help create a dynamic public realm. The overall aim should be to help build and reinforce the identity of the town with distinctive work taking a common theme.

4. Open Spaces could be included in a programme of Public Art by creating work, which marks paths and cycleways. Entrance points to open space will offer opportunities for commissioning. The commissioning of sculpted landscaping (earthworks) with dynamic lighting to give flow and identity to pedestrian and cycle paths will help to bring identity to the open space areas.
- 11.17 The theme should be one of identity and distinctiveness. Any commission would be designed to help build an identity for the development overall and for areas within it. A well planned programme of commissions could also help to create a legible development which residents or visitors find easy to orientate themselves within.
- 11.18 There could be an opportunity for a single landmark piece close to the A1 at the entrance to the site that acts as a signpost for the development.
- 11.19 Funding for public art needs to be made integral to the development process, so that the costs are covered within overall costs. In addition, new businesses could be encouraged / required to sponsor work in the development through a “percent for art” contribution. The City Council will attempt to assist through public sector funding, as appropriate.

### ***Recreational Routes Principles***

**NGP31 The open space strategy statement and outline planning application shall take into account relevant policies and guidance relating to recreational routes and public rights of way, including:**

- **protection of the alignments and character of existing public rights of way and permissive routes**
  - **creation of a comprehensive network of recreational routes for walkers, cyclists and horse-riders linking into the existing and proposed networks in the area**
  - **requirements for safety and security**
  - **the needs of wildlife**
  - **accessibility to people with disabilities and mobility difficulties**
- 11.20 NGP is traversed at present by a number of public rights of way. Other than a bridleway through the Havannah/Three Hills site, they are all footpaths with no right of use by cyclists or horse-riders. There are permissive routes within the Havannah/Three Hills sites, which are owned by the Council, and along the line of a former railway adjacent to cell F.
- 11.21 Development of NGP and its very extensive strategic open space will allow the creation of a comprehensive network of utility and recreational routes for all non-motorised users, linking in to the networks of existing and proposed routes in the wider area.

- 11.22 This section deals primarily with recreational routes and a later section under Transport deals with utility routes. However, the distinction between utility and recreational routes is by no means an absolute one, and there will be considerable overlap in practice

### ***Public Rights of Way (PRoWs)***

- 11.23 The City Council is strongly in favour of retaining all PRoWs on their present alignments, though would not be against re-designating any of them so as to allow cycle and horse use. If the developers propose the closure of any PRoW, then the Council would wish to be satisfied that an alternative route of equal amenity and convenience would be provided before supporting such a proposal.
- 11.24 Developers should note that the process through which the closure or diversion of PRoWs must be pursued is not within the control of the City Council and is independent of the granting of planning permission. Any requirement for the diversion of footpaths caused by the development shall be entirely funded by the developer and must include an ecological impact assessment, where appropriate

### ***Networks of Routes for Walkers, Cyclists and Horse-riders***

- NGP32 A network of primary cycle and recreational routes for walkers, cyclists and horse-riders shall be provided to the specification standards of the City Council at the time of construction. With the exception of local traffic on Brunton Lane, these recreational routes should be traffic free, except at road crossing points. At such crossing points, priority must be given to the non-motorised user (see Map 5).**
- 11.25 The section on Transport sets out the requirements for specifying utility routes for pedestrians and cyclists. These will generally be hard surfaced and lit, and shall be designed to adoptable standards. Although such routes will be available for recreational and leisure use, the strategic open space offers the opportunity to create a wider network of recreational routes which are less formal in nature, generally passing through semi-natural landscapes. There will be opportunities to create “themed “ routes, such as nature trails, as part of this process.

### ***Management and Maintenance Arrangements***

- NGP33 The open space strategy shall include arrangements to secure both immediate and long-term management and maintenance, to the satisfaction of the Local Planning Authority.**
- 11.26 The established method of creating public open space, and subsequent handover to the City Council, creates a burden on the local authority. A different method of management and responsibility for these areas will be investigated in NGP. The preferred option for the Council is that a company shall be created by the developers that will have responsibility for the management and maintenance of the open space areas, in accordance with the approved open space strategy. The terms of reference of this company shall be agreed with the

City Council prior to coming into operation. If the Council is not satisfied with the proposals for open space management and responsibility, the land shall be handed over in the local authority in accordance with standard Council practice at the time.

### ***Countryside and Environmental Management***

**NGP34 Open space strategies should address safety issues relating to areas of water and wetlands, whether temporary (in times of severe weather conditions) or permanent. Any necessary management arrangements, as incorporated in the open space strategy, shall be in place before any such areas come into use for drainage purposes.**

- 11.27 Many areas of strategic open space, some with wetlands, will be accessible to the public. It is essential that as soon as any of this space becomes available to the public, responsibilities are defined and arrangements are in place for supervision and management. Throughout the course of the project, the impact of development on existing wildlife habitats and public rights of way, for example, will need to be properly managed to comply with the Open Space Management Plan
- 11.28 As development proceeds, there will be an evolving role for the Council or appropriate management company to liaise with residents to promote sustainable development principles. Liaison with Newcastle International Airport and the Civil Aviation Authority on implementation of bird management arrangements, as part of the open space strategy, will also be the responsibility of the appropriate management body.

## **12 Social, Community and Recreational Facilities**

- 12.1 NGP will have a resident population of perhaps 6-7,000 people when complete. There will also be 6-10,000 employees in the economic development areas. This increasing population will place pressure on existing facilities, some of which are already oversubscribed. The following sections identify the facilities that must be provided by NGP developers
- 12.2 Some facilities may be provided outside NGP, where they can serve both existing communities and residents and employees from the Great Park. However, the Council believes that most facilities should be concentrated in a local centre within NGP.

### ***Local Centre***

**NGP35 A local centre shall be provided as shown on Map 3.**

- 12.3 It is essential that a lively, well-used and viable local centre is created as the focus for the new community. Any sports and recreation provision should be in accordance with and complement Sport England's and the City Council's sports and recreation strategies at the time of construction. The development will have a range of social, community and recreational facilities which sustain its resident population and those who are employed there. NGP will set an example as to how a new community can be planned to design "activity" back into people's

lives. Opportunities for indoor and outdoor sport will be identified at or near the local centre/school which marries the needs of residents with those of the city as a whole (as identified by the Council's Sport and Recreation Strategies). All individual facilities will be designed to accord with Sport England's Technical Guidance Notes. However, the future development of any facilities will depend on emerging demand from the community. The Council and NGP developers will work together to devise options for, and the development of, community facilities.

The developers will be expected to either provide the following in the local centre, or provide funding to assist with potential future development and maintenance of:

- land for shops and other retail services (see NGP47)
- a community building
- land for a building for religious activities (if not incorporated into the community building)
- land for primary health services, as needed
- library
- indoor sports hall
- playing fields, inc. a multi-purpose all-weather surface, with changing facilities
- ancillary car parking for all the above
- service and access roads
- footpaths and cycle routes
- public transport facilities
- landscaping to all remaining open areas

12.4 The precise range and extent of uses in the local centre can be reviewed when the detailed planning submission for the centre is prepared, but will be subject to the minimum requirements set out in this Master Plan and any subsequent legal agreement or planning permission. The integration of other uses, especially some form of higher density or specialist housing, is encouraged. However, if the other uses are not referred to in the outline planning permission, and are not considered to be ancillary to a permitted use, separate planning consent will be required to facilitate their development.

12.5 The developers propose to apply for outline planning permission for a hospital, hotel and health and fitness club. These proposals are intended to increase the attraction of both the Business Park and the "local centre". They are the kind of use referred to within para 12.4 above, but, as with any proposal that is not permitted under the outline planning consent granted for NGP in October 2000,

and any subsequent amendments to this consent, separate applications for their development will be determined on their own merits, within the context of the comprehensive development.

- 12.6 The provision of a number of public services within one centre should allow for their integration into one building or linked set of buildings, with resulting economies in construction and running costs. The opportunity to create a community facility will be explored as part of the Area Asset Management Plan, together with ways of introducing environmentally friendly construction techniques. However, it must be emphasised that development of such public and/or voluntary sector facilities will only proceed if revenue support can be identified within the context of the Council's Asset Management Plan.
- 12.7 Sites for a minimum of one school and childcare facilities are to be found within Cell F, adjacent to the local centre. Consideration needs to be given to assisting the Local Education Authority to develop emerging policies for future education provision, such as the concept of an "education village". The location for the schools and childcare facilities is not fixed by this Master Plan, but needs to be accessible, and to incorporate playing fields that would be suitable for joint use, i.e. by the public outside of school hours. The detailed planning of the local centre needs to ensure that there are close links between the schools and the community uses. This will be a key determinant in the siting of these facilities. Some of the key uses required in the local centre listed in para.12.3 above, may be more appropriately co-located with the school.

### ***Community Building and Services***

**NGP36 The developers shall fund or provide a building or spaces within a building for community use, to include a variety of halls or rooms together with ancillary facilities such as a reception area, kitchen and storage.**

- 12.8 The local centre may benefit from a number of indoor spaces suitable for a range of community activities. However, any development must be brought forward as part of the Council's Asset Management Strategy and the emerging Investment Plan for Community Buildings. Revenue funding will need to be identified and approved when determining the most appropriate option for the development of such facilities.

**NGP37 The developers shall provide sites, if required, within the local centre for religious purposes and primary health care.**

- 12.9 Although preliminary consultations have been carried out, further assessment of the need for these and other community functions will be made at the detailed planning stage for the local centre. In the meantime, the developers must make allowance for providing land for these purposes, if they are not to be incorporated into a single community building.

### ***Support for Community Buildings in Surrounding Areas***

**NGP38 The developers shall fund or provide improvements to community buildings in surrounding communities that will come under pressure to provide for residents and employees from NGP,**

**especially in the early years of development before the facilities in the local centre are created.**

- 12.10 There are a number of community organisations and buildings that serve the needs of residents in surrounding areas. Before the community and other facilities are built in NGP, some residents in the new development will look to them to participate in various activities. The Council believes that some support for capital works is justified to cope with likely demand from within these new residential areas during the initial years of the development.

### ***Library Service***

**NGP39 The developers shall fund or provide a fully fitted public library in the local centre, if required.**

- 12.11 A new community library was originally identified as a requirement for a housing development of the size of NGP. The developers must re-assess the requirement for this facility when planning the local centre. The Council will determine the need for it within the context of the Council's Asset Management Strategy and the Libraries' modernisation programme.

### ***Local Open Space and Play Areas***

**NGP40 The detailed planning submissions shall indicate how standards for open space set out in the UDP are to be met. Development within the cells shall not commence until the Council has approved details of play areas within them. The play areas shall be completed prior to the completion of 50% of the dwellings to be built in that cell, or part thereof.**

- 12.12 The UDP sets out standards for various categories of open space in new development and for children's play in residential areas, which must be met. However UDP Policy OS1.3 is not tightly prescriptive and allowance can be made in NGP for the very extensive areas to be included in the strategic open space. Taking this with the provision of playing pitches under NDA42 and the allocation of the local open space under NDA41, the requirements of UDP Policy OS1.3 are likely to be met.
- 12.13 Developers must also comply with the Council's green space strategy, entitled "Green Spaces...Your Spaces", which was adopted in 2004.
- The Council is also currently preparing a Play Strategy. Developers should consult with the Recreation Development Officer on the most appropriate form of play area within each development cell.

### ***Outdoor Sports***

**NGP41 The developers shall retain land in open space capable of development for two full-size outdoor grass football pitches combined with a cricket square, and an all-weather football pitch, together with changing, car parking and ancillary facilities to provide for four full teams and officials. The land shall be located adjacent to or as part of the local centre. There is potential to**

**provide pitches for dual-use with the schools, and this must be explored.**

- 12.14 Demand for football is extremely buoyant and there is a deficiency in facilities in the north of Newcastle. Based on currently available population profiles, there is a need for at least two football pitches. Cricket pitches are also in demand and a square should be developed in conjunction with the football pitches.

### ***Allotments***

**NGP42 The developers shall provide land for the development of allotments, in accordance with the Council's emerging Allotment Strategy. The site(s) must be within 1km distance of the "local centre" and provision shall equate to 0.2ha per 1000 population.**

- 12.15 The use of allotments has always been a popular pastime for people in the north-east of England, especially those without access to a private garden. The popularity of allotments has risen nationally over the last three years, and within the city demand for plots has risen by an even greater proportion. This is particularly the case in the north and outer west of the city, where there is a shortage of plots.
- 12.16 NGP will provide a mix of housing tenure, type and size. Many of the houses will have small gardens, and the flats within the local centre will have no access to a private garden. Throughout the city, most allotment users live near to their plot. Therefore, it is clear that not all residents will be able to walk to their site. The 1km walking distance is therefore complemented by a 1.5 - 2km driving distance, as a reasonable distance to travel.
- 12.17 The developers shall liaise with the Council's Allotments Officer to identify a suitable site(s). They shall also agree with the Officers the most appropriate method of provision of the allotments.

## **13 Education**

- 13.1 The Council is responsible for school-based education in the City. As Local Education Authority, it expects the developers of NGP to provide all capital costs of establishing school places for those children who will live in NGP. The Great Park borders both the existing two tier and three tier systems. The Council has decided that the school population of NGP should look generally to the Gosforth three tier 'pyramid' of schools.

### ***High School Provision***

**NGP43 The developers shall fund the capital cost of buildings to provide the necessary expansion of capacity at Gosforth High School to meet the anticipated needs of NGP.**

- 13.2 Gosforth High School will require capital funding to create extra capacity early in NGP development programme. The school has embarked upon a phased redevelopment in any case and the necessary expansion caused by NGP has been incorporated into that exercise within the early phases.

### ***Middle School Provision***

**NGP44 The developers shall fund the capital cost of buildings to provide the necessary expansion of middle school capacity in the Gosforth three tier pyramid to meet the anticipated needs of NGP.**

- 13.3 The Council believes that the most appropriate way of providing middle school places is to expand one or more existing schools in the Gosforth pyramid. There is some existing spare capacity, but expansion will be required during the construction period of NGP.

### ***First School Provision***

**NGP45 The developers shall fund the capital cost of buildings to provide the necessary expansion of first school capacity in the Gosforth three tier pyramid to meet the anticipated needs of NGP. This provision shall consist of:**

- **immediate expansion of capacity for a temporary period in an existing first school or schools**
- **permanent expansion of an existing first school or schools**
- **construction of a two form entry first school with nursery within development cell F in NGP**

- 13.4 First schools in Gosforth are running at capacity at the time of publishing this Master Plan. Funding will therefore be required immediately to provide temporary provision and as soon as possible thereafter permanent provision at existing schools (through expansion or refurbishment or new build).

- 13.5 Construction of the first school within NGP shall be completed before the occupation of 1220 houses within NGP as a whole (i.e. including development to the east of the A1), or at a timescale to be agreed during consideration of the local centre proposals. The school will be located within development Cell F. Close links will be created with the library, sports and community facilities in the local centre.

- 13.6 The design and layout of the residential areas within NGP will allow and encourage all children of first school age to walk to school in safety. Journeys to school will not, of course, be entirely risk free and parental supervision may still be necessary.

### ***Child Care Facilities***

**NGP46 The developers shall provide a site for the development of a pre-school child care facility, that is easily accessible from the First School site.**

- 13.7 Children Centres are being developed across the city by private sector providers, in partnership with the Council. The development of such a child care facility within the Great Park must ensure that parents can easily combine visits to it and the First School. There could be capacity for more than one facility

within the Great Park. The choice of location and development of each site should be undertaken in partnership with the local authority.

## 14 Retail

**NGP47 The developers shall bring forward proposals for retail provision in the local centre and shall use their reasonable endeavours to ensure that shops and other services are provided. Gross floorspace for retail services in the local centre shall be based on catering for demand generated from within NGP, and will be guided by the Council's City Wide Retail and Leisure Study 2005, and subsequent retail analysis.**

- 14.1 NGP is in an area well served for primary and other convenience shopping, with the potential for good public access by public transport and cycle, as well as by car. Provision west of the A1 is met by Kingston Park District Centre, which includes a Tesco Extra superstore. Housing east of the A1 is mainly served by Gosforth High Street District Centre, the free-standing Asda superstore, and Brunton Park local centre. A third superstore located at Killingworth is a little farther away.
- 14.2 In respect of convenience shopping, there will be a need to cater for day-to-day top up convenience shopping within NGP, particularly for the cells west of the A1 and north of the Ouseburn which are less conveniently located for existing shops. This can best be achieved by the development of a small to medium sized supermarket and a parade of shops which could also usefully provide some incidental shopping facilities for the business development, as well as local food and drink and other services. The original outline planning consent limits the development of retail floorspace to 1500m<sup>2</sup>. It is essential that both the quantitative and qualitative requirements of the Great Park are satisfied in the local centre. This may require an increase in the level of provision. The precise quantum of retail floorspace will take account of the Citywide Retail and Leisure Study 2005, and subsequent retail analysis.
- 14.3 Comparison goods shopping needs are well met at Kingston Park District Centre, its adjoining retail parks and in the City Centre, and there is no need for significant shopping floorspace here, beyond that which is ancillary to the day to day needs of residents. Leisure, community, and hotel developments should be located and designed to maximise pedestrian accessibility, shared parking, and the potential for linked trips.
- 14.4 The total amount of comparison goods floorspace that should be provided will also be guided by the City Council's City Wide Retail and Leisure Study 2005, and subsequent analysis. The figures contained within such documents will be a useful starting point, however a specific assessment will be required as part of any application in due course. This would also apply to any interim phased development.
- 14.5 The scale of the total retail floorspace should be sufficient to meet local needs and contribute to a community focus. However, it must not go beyond this and create a new destination which might divert existing shopping trips in the wider area into the Great Park, with additional traffic and parking demands.

14.6 Without prejudice to consideration of any planning application submitted in due course, the Council believes that uses which are likely to be acceptable come under the following Use Classes: A1 (shops and other retail services), A2 (professional and financial), A3 (restaurants, snack bars and cafes), A4 (pubs and bars) and A5 (Hot Food Take-Aways). Other uses appropriate to a “local centre”, and those that may assist in the successful development of the Business Park, will be considered on their merits.

## 15 **Transport**

15.1 NGP must have transportation infrastructure in order to function. The development will generate considerable amounts of motorised traffic, which must be accommodated in and around NGP. However, there are very significant opportunities to reduce the amount of such traffic by increasing the attractiveness of local facilities, by providing high quality public transport and by making proper provision for cycling and walking. This will have widespread environmental benefits, including reduction in the use of energy.

15.2 A balance must therefore be struck between providing additional highway capacity for the private car and creating facilities for other modes of transport. The interests of existing residents in and around NGP must also be recognised and addressed through traffic management and other measures.

15.3 The original Traffic Impact Assessment (TIA) was submitted and approved in 1997 with the outline application. A new Transportation Assessment Report (TAR) will be required to accompany applications for any significant new uses that are proposed within the development. It will include movement frameworks for all modes of travel. Such a report must take account of the current traffic situation, as well as that forecasted within the previous TIA. Options / sensitivity tests for the potential construction of a bypass must also be explored. This should examine the need for the Kingston Park Road widening proposals near the to the A1, and will form part of an Options Analysis that the Council is undertaking which is aimed at addressing traffic problems in this area. The Consortium will be required to contribute to this analysis.

### ***Public Transport***

**NGP48 The developers shall provide public transport services and infrastructure within NGP, which will include:**

- **general purpose highways to the appropriate standard for buses**
- **bus only links between or to development cells, with appropriate measures to minimise misuse**
- **as part of one of these links, a new bridge link across the Ouseburn**
- **high quality bus stops**
- **public information systems**

- **The maximum walking distance to a bus stop will not exceed 400m and preferably be no more than 300m**

15.4 The developers, in partnership with the Council, Nexus and public transport operators, must ensure that public transport is seen by every resident and employee in NGP as an attractive and viable alternative to use of the private car. The means to do this are many and varied, with some outside the direct control of the developers. A partnership approach is therefore essential. NGP48 sets out those areas of capital expenditure within the Great Park where the developers can have a direct influence. Bus operators will be required to contribute vehicles to the latest standards in terms of low emissions and access.

**NGP49 The developers shall ensure that a reservation is defined and protected from development, as part of the appropriate open space or development cell strategies, to allow for creation of a Metro complementary route or other such strategic public transport facility.**

15.5 The Tyne and Wear Passenger Transport Authority has published a strategy for public transport in the sub-region up to 2016. It includes a number of possible 'Metro complementary routes' for high capacity vehicles. The Nexus strategy document includes indicative alignments. One of these possible routes passes through and would serve NGP, linking Regent Centre Metro station to Newcastle International Airport.

**NGP50 The developers shall provide revenue funding during the construction period of NGP to support public transport provision to and within the Great Park. Funding will cover both support for specific services, especially early in the development period, and other measures to encourage use of public transport.**

15.6 The developers must ensure that public transport services are provided in each phase of development as it comes forward, with designs bringing bus stops within 300m of all uses, up to a maximum of 400m. Buses will be operating to these distances before occupation of buildings. The creation of new 'works' services to offer direct access to the economic development areas from all parts of the City and surrounding areas must also be explored. School services will need to be provided. Measures other than direct support to bus operators to encourage public transport may be introduced.

### ***Park and Ride***

**NGP51 The developers shall provide 800 park-and-ride places within economic development cell B to facilitate a park and ride scheme to serve those travelling into or towards the City Centre. Measures must be introduced by the developers to prevent the park and ride area from being used as over-spill parking within the Business Park.**

15.7 Land must be made available by the developers within NGP economic development allocation for a park and ride scheme which can benefit the City as a whole.

### ***Highway and Parking Provision within NGP***

**NGP52** The developers shall provide a highway network and car parking within NGP which meets all standards current at the time of submissions for detailed approval. This shall include a main distributor, or Spine, road from the North Brunton (A1 junction) to Brunton Lane (north west of development cell D), passing between development cells A, B and C to the north and D and F, incorporating the local centre, to the south. The design of the Spine Road shall be informed by the Traffic Assessment Report, and should as a minimum allow for future dualling within the development site.

- 15.8 The Council will provide its current standards and discuss these as necessary at the appropriate times during development of NGP.

### ***Pedestrian and Cycle Route Networks within NGP***

**NGP53** The developers shall provide a network of routes for utility journeys by pedestrians and cyclists within NGP, as indicated on Map 5, unless otherwise agreed. These shall link to public transport halts and to existing or planned routes outside the site. They shall be segregated from motorised traffic where possible and appropriate. The routes shall be constructed to adoptable standards to provide for safe use 24 hours a day.

- 15.9 The developers and the Council wish to encourage many more short journeys by foot and cycle. For cyclists, a local journey has been defined as anything up to five miles, with a more modest distance for pedestrians. To this end a network of pedestrian and cycle routes will be provided within NGP. Within development cells there will be further specific provision together with a close attention to detail in design of the road network so as to reduce the risks to pedestrian and cyclists.

### ***Bridleway Network***

- 15.10 The NGP and the surrounding area currently have and promote a network provided for equestrian users via the Public Rights of Way, as indicated on Map 5. This will be encouraged and promoted to give a comprehensive route network. Route continuity is essential together with clear signing. The introduction of Signalised Equestrian crossings (Pegasus Crossings) will be installed if and where necessary.

### ***Green Travel Plans***

**NGP54** The developers and the City Council shall work with other interested parties to promote Green Travel plans and other forms of demand management in the economic development cells.

- 15.11 To complement the direct measures to make public transport and cycling more attractive, demand management measures should be introduced in the companies that will locate in NGP. The introduction of Green Travel plans will

play a key part in this and the aim is to have such a plan in force for each office, factory or other workplace as it opens for business.

### ***Trunk Road Improvements***

**NGP55** The developers shall meet the capital costs of providing improvements to the trunk road network to meet the requirements of the Highways Agency, to include:

- additional lanes between junctions on the A1 between North Brunton and Ponteland Road and consequent works
- junctions improvements on the A1 at Seaton Burn, North Brunton, Kingston Park Road, Ponteland Road and Stamfordham Road

15.12 In the light of the developers' Traffic Assessment Report and their own work, the Highways Agency agreed with the developers what works are necessary to the A1 and junctions to ensure that its primary role as a trunk road is not prejudiced. These are to be funded in their entirety by the developers. However, since the agreement was reached, the Highways Agency has commenced work on a Route Management Strategy for the A1. Map 4 indicates the general location of the works proposed to the junctions, as previously agreed between the Consortium and the Highways Agency. However, further negotiations will be required to establish how the Agency's new Route Management Strategy will affect the proposed connections to the A1, and the implications this may have for the highway network.

### ***Local Highway Works***

**NGP56** The developers shall meet the capital costs of providing improvements to the local road network to meet the requirements of the City Council, to include:

- traffic management, traffic calming and road safety schemes
- public transport facilities
- off-site cycle routes
- environmental improvements
- capacity improvements

**NGP57** Works covered by NDA56 is as follows:

- traffic management, traffic calming or road safety schemes in Kingston Park, Fawdon, Kenton Bank Foot, Ponteland Road (Blakelaw), Kenton Lane and Gosforth High Street/Great North Road

- **off site cycle routes to Kingston Park, Fawdon, Gosforth High School and Great North Road**
- **widening of the A1 - Gosforth Park link road to dual carriageway and related improvements to junctions**
- **a contribution to a scheme or schemes for improvements to Sandy Lane and the Sandy Lane link road**
- **creation of additional capacity on Kingston Park Road to the west of the A1 may be required in the longer term but needs to be aligned closely with emerging highway works associated with the A1 Western Bypass. Any proposal should demonstrate that there will be no adverse impact on nearby residents. The requirement for the work is dependent on future arrangements for the alignment of the Spine Road and how it fits with the wider strategic highway network.**
- **works required as a result of any proposals for new uses highlighted in the TAR submitted with any outline planning application for such uses**

15.13 In the light of the developers' Traffic Assessment Report and its own analyses, the City Council has determined what works are necessary to the local highway network to protect its various interests as local highway authority. In doing so the Council has tried to achieve the right balance between accommodating traffic generated by NGP and to protect residents of surrounding areas from the effects of the traffic. The works listed are to be funded by the developers.

## **16 Community Safety**

**NGP58 The developers and the Council shall ensure that the development of NGP takes full account of safety concerns and shall consult at all stages of planning and implementation with Northumbria Police and other interested agencies.**

16.1 Community safety has many aspects, but the most relevant issues are perhaps the broad principles governing design of both built and open space areas. It must be recognised that some principles may be difficult to reconcile, notably the wish on the one hand to maximise accessibility for non-car users and on the other the desire to provide security by minimising 'escape routes' which cannot be policed by vehicle.

16.2 However, it is possible to meet both objectives to a reasonable extent through careful design. Relevant guidelines are incorporated within the Association of Chief Police Officers document "Secured By Design", and include the following:

- the network of routes for the non-motorised user must be built in from the start of the design process and not added later
- passive surveillance through overlooking of routes and open spaces by houses should be used to the full

- narrow alleys and routes along the back or side of garden fences should be avoided
- utility routes should be lit
- good maintenance of routes and adjacent planting is essential

16.3 The developers and the Council will work jointly to ensure that all aspects of community safety are considered carefully and integrated with all other relevant aspects of planning for NGP.

## 17 **Foul Drainage**

17.1 NGP is served by the sewer system which leads down the Ouseburn valley to join the trunk interceptor sewer near the River Tyne. These sewers are the statutory responsibility of Northumbrian Water plc. Northumbrian Water does not require any restrictions placed on development of the NGP through the statutory planning process and that capacity exists to cope with expected flows. However, early consultation has been requested should there be a possibility of a heavy water user locating in the economic development areas.

## 18 **Surface Drainage**

### ***Flood Risk***

**NGP59 The developers shall consult with and meet all statutory requirements of the Environment Agency in relation to flood control and surface drainage.**

18.1 The overriding requirement on the developers in relation to surface drainage is to ensure that the risk of flooding to properties within NGP is at an acceptable level and that the risk of flooding downstream of the development is no higher than at present. The regulatory authority for the Ouseburn is the Environment Agency. The Agency is satisfied with the surface drainage measures proposed by the developers so far, but will require submission of details at every stage in due course. The latest Flood Risk plans will be used by the Agency when assessing each submission.

### ***Sustainable Surface Drainage***

**NGP60 The developers and the Council shall work together to implement appropriate sustainable drainage systems (SUDS)**

18.2 The creation of a large development on a greenfield site gives the opportunity to explore and implement a range of techniques (called *sustainable drainage systems*) designed to cope with surface water runoff in a more environmentally friendly manner than is currently the norm in the UK.

18.3 The developers have investigated a range of techniques and are implementing a system of wetlands and surrounding dry storage areas instead of more conventional methods of surface water storage. These will retain water as required for flood control purposes, create wildlife habitats and treat 'diffuse'

pollution (such as road salt and oil from car parking areas) before it reaches watercourses such the Ouseburn.

- 18.4 The Council is agreed in principle that the developers should create ponds and wetlands for treatment of surface water and that these should form part of the strategic open space to be maintained by the Council. This agreement is subject to satisfactory resolution of safety and maintenance issues, to be considered alongside similar issues for the strategic open space as a whole.
- 18.5 The Council expects the developers to investigate further the use of sustainable drainage techniques, particularly in the economic development cells, where there may be very large hard surfaced areas, and in those parts of the NGP where changes in drainage patterns may harm designated nature conservation sites.

### ***Connections to surface water systems***

- 18.6 A significant problem in relatively modern housing areas with dual drainage systems has been the misconnection of, in particular, washing machines and dishwashers, to the surface water system. The developers, the Council and other agencies will work together to minimise the risk of this in future.

## **19 Mains and Emergency Services**

### ***Mains services***

**NGP61 The developers shall consult with and meet all statutory requirements of statutory undertakers and other providers of mains services.**

- 19.1 NGP is crossed by a number of trunk mains, including gas, water, electricity and sewers. The developers are aware of the safeguarding and other requirements of all operators and must meet these in full.

### ***Overhead Powerlines***

**NGP62 The developers and the Council shall take account of the advice given by central government and its agencies concerning the electromagnetic effects of overhead powerlines in the detailed planning of NGP.**

- 19.2 The National Radiological Protection Board (NRPB) has the statutory responsibility for advising Government on the hazards of health from all forms of radiation including non-ionising radiation, such as electromagnetic fields. The NRPB has advised that there is no need on health grounds for special precautions in development around power lines.

### ***Emergency Services***

**NGP63 The developers shall provide a site for a fire station within one of the economic development cells, subject to agreement with the fire service.**

- 19.3 The fire, police and ambulance services were consulted on the proposal to develop NGP. Only the fire service has indicated the need to have premises in NGP.

## **20 Use of Sustainably Sourced Building Materials**

**NGP64 The developers shall use their reasonable endeavours to ensure that they and their contractors use only sustainably sourced building and construction materials. The Council shall work with the developers to promote the use of such materials to builders and occupiers of non-residential buildings outside the developers' direct control.**

- 20.1 A construction project of the size of NGP will be a major user of building and construction materials and other resources. A commitment to maximise the use of sustainably sourced materials would be a major boost for the City's Environment Charter, which seeks to promote environmentally sustainable forms of development.

## **21 Phasing**

**NGP65 The development of NGP, and in particular the funding or provision by the developers of the infrastructure outlined in this Master Plan, shall be guided by the phasing programme attached to this Master Plan**

- 21.1 The Master Plan will be referred to by the supplemental Section 106 agreement covering development of NGP to the west of the A1, and thus will become binding on the developers. However, the Section 106 agreement will also contain more specific 'trigger points' than contained in the phasing programme for all appropriate infrastructure items. The new outline planning permission will not be granted before the Section 106 agreement is completed.

## **22 Monitoring and Consultation**

**NGP66 The NGP Advisory Committee shall continue to involve local residents and representative organisations in the monitoring process, and this will continue throughout the construction period of NGP.**

- 22.1 The City Council is committed to improving the ways in which it consults the many communities and interest groups within Newcastle. The planning and implementation process for a scheme of the significance of NGP must reflect this concern by incorporating formal and informal consultation procedures. The developers shall provide financial assistance to assist the Council in this process.

**For further information, contact:**

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Revised Master Plan NGP – gms (LW)

NEWCASTLE GREAT PARK



Key	
H	Housing
ED	Economic Development
S	Services for Trunk Road
(Dotted pattern)	Green Belt
(Dashed line)	Proposed Main
(Dash-dot line)	Distributor Road

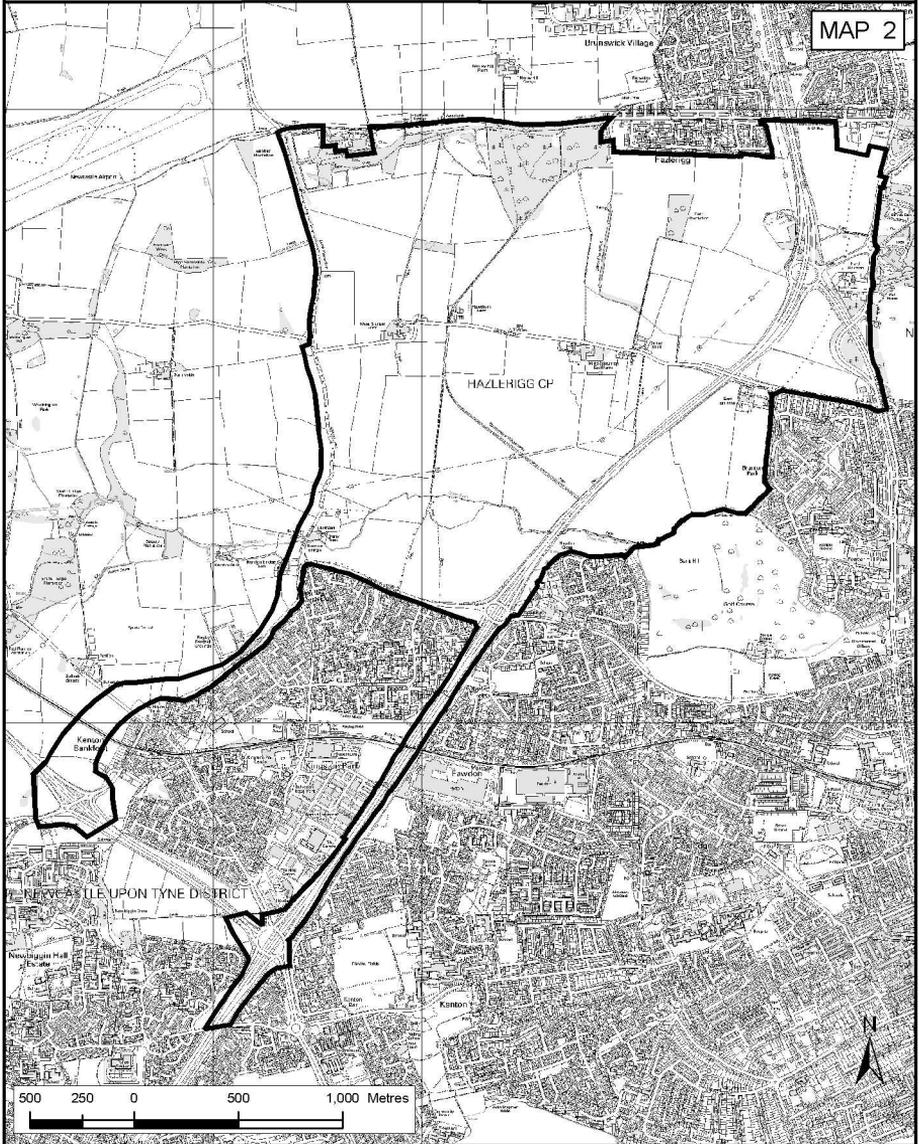
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Scale: Not to scale

Date: 08/04/2005

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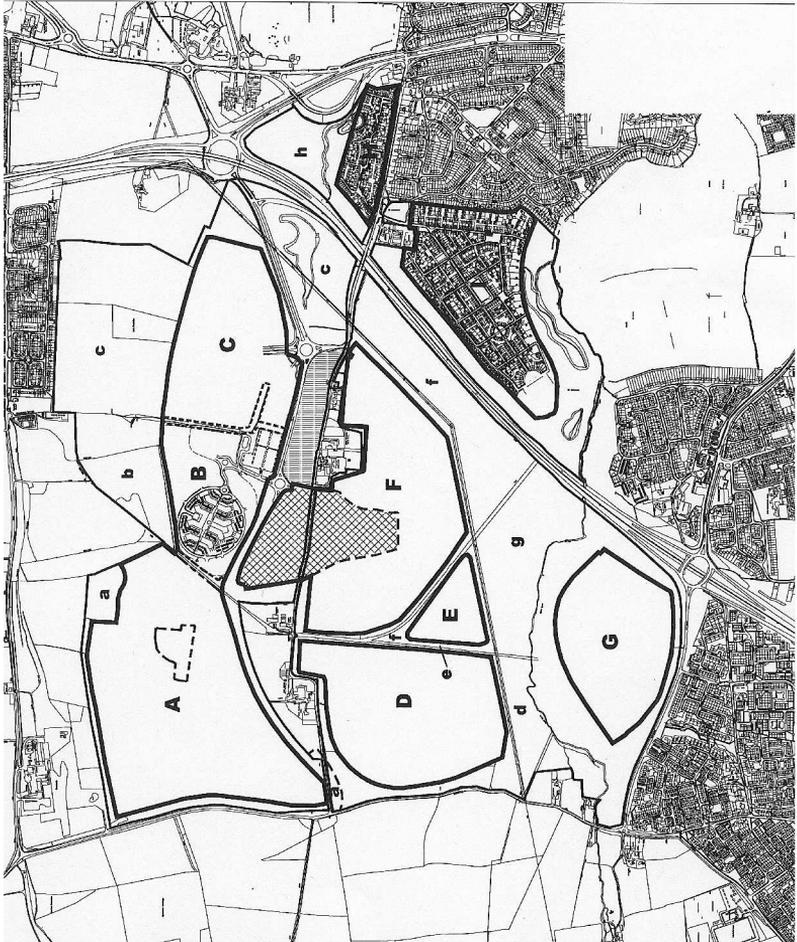
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Date: 08/04/2005

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- KEY**
- A - I Development Sites
  - a - i Open Space Compartments
  - Local Centre
  - Local Centre
  - Local Centre
  - Open Space



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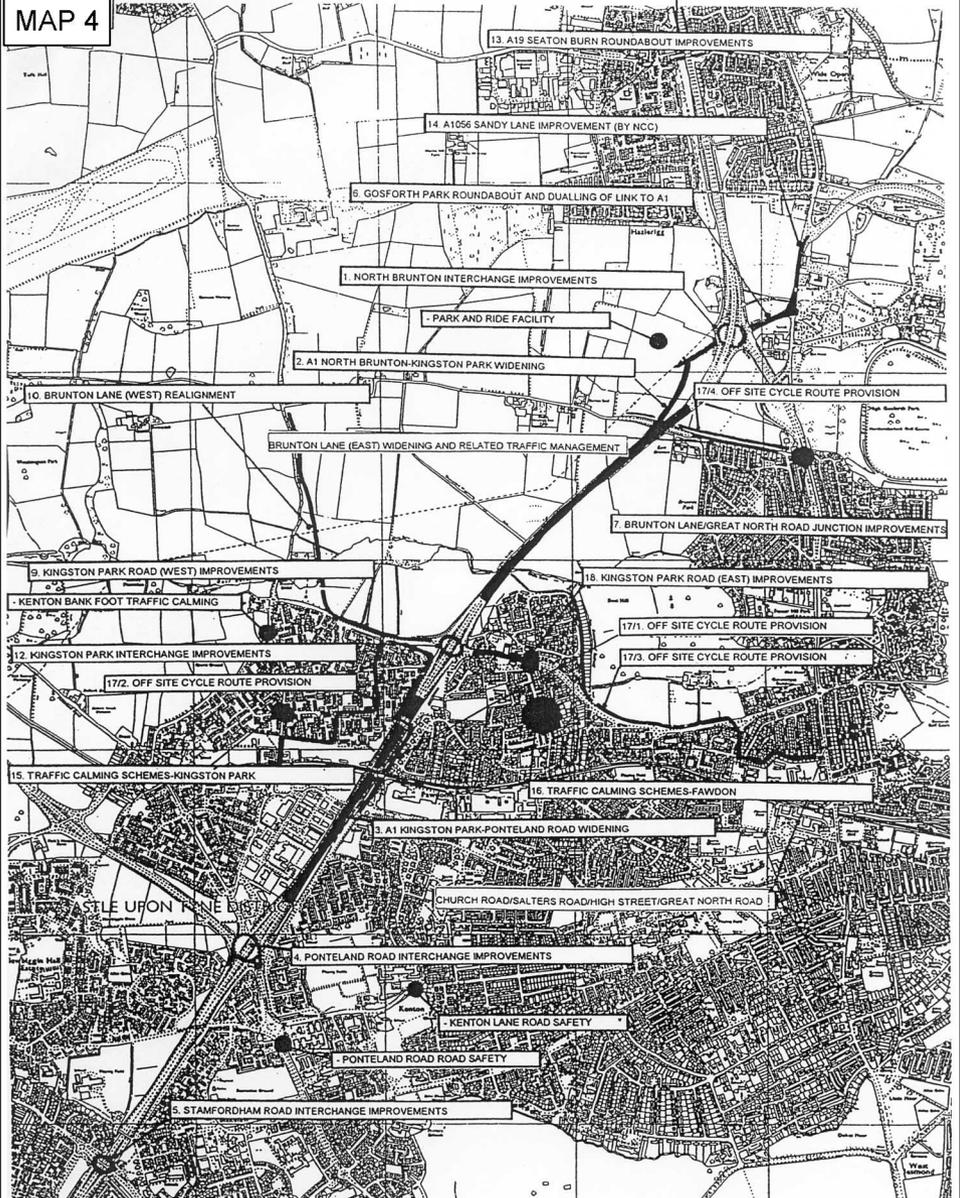
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MAP 4



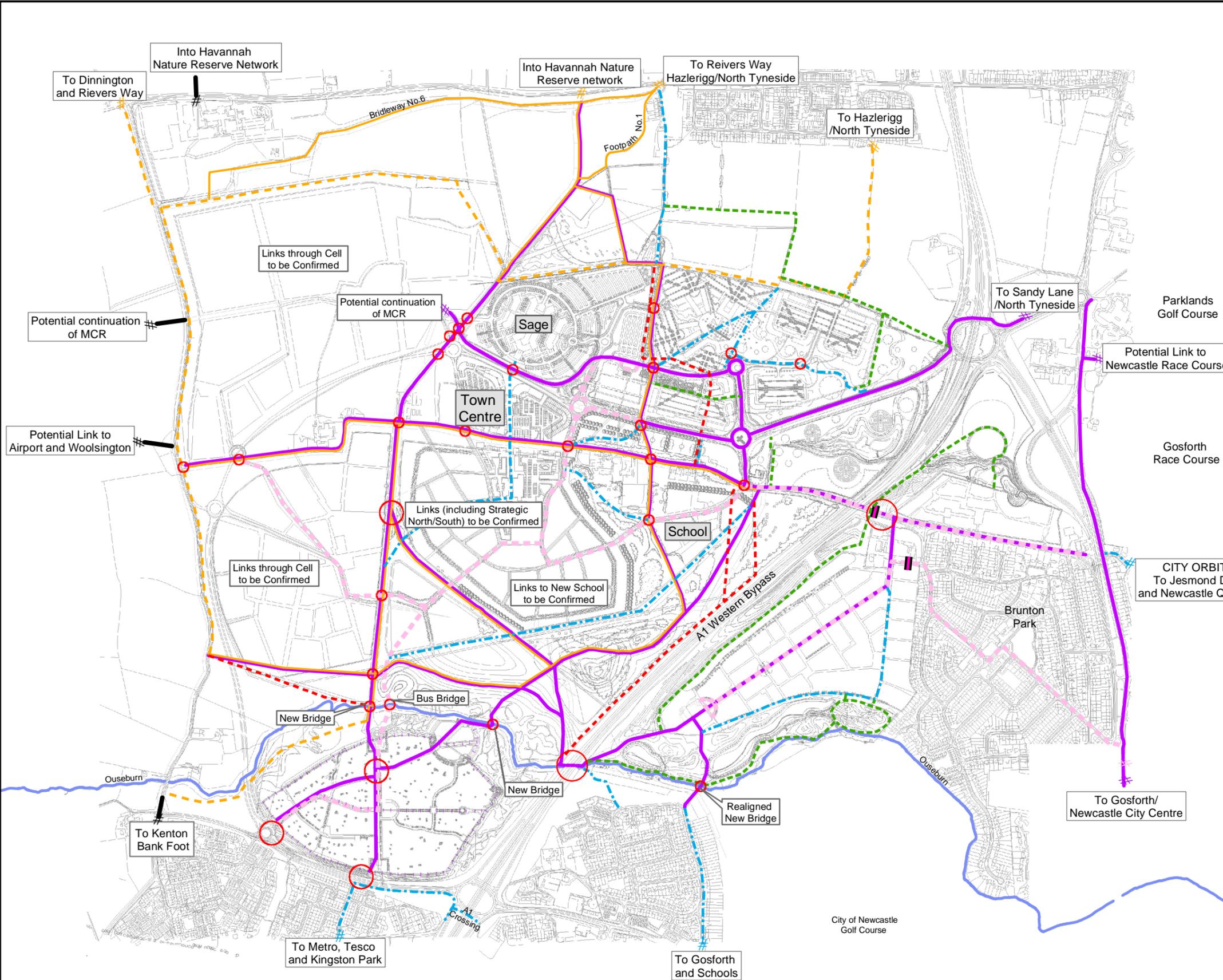
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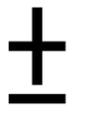
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- Strategic Cycle/Footway
- Bridleway
- Permissive Bridleway
- Required Link (indicative)
- Informal Footway/Cycleway
- Welly Walk
- Footpath to be Deleted
- Bus Route
- Bus Gate
- Junction Improvement



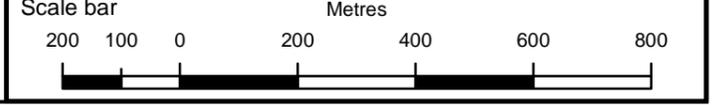
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# NGP Strategic Routes *Draft*

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Scale: 1:12,000 @ A3	Date: March 2006
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