

Development and Allocations Plan

Policy DM32- Green Belt Development-

Introduction and Policy context

The Development and Allocations Plan (DAP) is part 2 of the Newcastle upon Tyne Local Plan. National planning policy, as set out in the National Planning Policy Framework (NPPF), sets out how sustainable development will be achieved. Green Belts are identified as being of, with the fundamental aim of preventing urban sprawl by keeping land permanently open, as the sensational characteristic of Green Belts are their openness and their permanence.

The Tyne and Wear Green Belt is a key planning designation which affects large areas of open land around the north and western edges of Newcastle. The exact boundaries of the Green Belt in Newcastle are set out by Policy CS19 of the Newcastle and Gateshead Core Strategy and Urban Core Plan (CSUCP).

National Planning Policy Framework (NPPF)

The NPPF sets out the national guidance for the protection of Green Belts and the types of development which are considered appropriate within Green Belt.

Paragraph 134 sets out the five purposes of Green Belt as being:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Whilst the NPPF sets out that local planning authorities should regard the construction of new buildings as inappropriate development in the Green Belt, it also sets out six category of development which may not be inappropriate. This includes limited infilling in villages and the extension and alteration of a building provided it does not result in disproportionate additions over and above the size of the original dwelling.

The NPPF sets out in paragraph 140 that:

“If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as

conservation area or normal development management policies, and the village should be excluded from the Green Belt”.

Within the approved Tyne and Wear Green Belt in Newcastle, as set out under CSUCP Policy CS19, there is only one village - Woolsington. It is therefore appropriate to provide further policy guidance on the forms of limited infilling that would be appropriate in Woolsington to preserve its openness.

In addition, the Green Belt in Newcastle contains a number of individual or small groups of buildings, mostly historic agricultural or former industrial legacy buildings, which have the potential to be brought back into a beneficial use. However, if unsympathetically altered or extended then the openness of the surrounding Green Belt could be compromised. For this reason, further policy guidance is also considered necessary on the design treatment of the re-use of buildings in the Green Belt around Newcastle to ensure the purposes of designating a Green Belt around the city is not compromised. The principles of appropriate uses in the Green Belt is set out in the NPPF.

Core Strategy and Urban Core Plan (CSUCP) (adopted 2015)

The Core Strategy and Urban Core Plan sets out the boundary of the Tyne and Wear Green Belt in relation to Newcastle, with Policy CS19 being the strategic Green Belt Policy for Newcastle. Policy CS19 states that:

“The Tyne and Wear Green Belt forms a wide band of protected land around Gateshead and Newcastle. The Green Belt as shown on the Policies Maps will be protected in accordance with national policy to:

1. Prevent the merging of settlements, particularly: Gateshead with Hebburn, Washington, Birtley or Whickham; Newcastle with Ponteland, or Cramlington; the main built-up area with nearby villages; and villages with each other,
2. Safeguard the countryside from encroachment,
3. Check unrestricted urban sprawl, and
4. Assist in urban regeneration in the city-region by encouraging the recycling of derelict and other urban land.”

Policy DM32 sets out how these purposes of placing a Green Belt around the northern and western edges of the city will be achieved in relation specifically to Woolsington Village Envelope and the re-use of existing buildings. In all other circumstances national planning guidance, as set out in the NPPF, will determine other forms of development which are not inappropriate within the Green Belt.

Development Allocations Plans (DAP)

Policy DM32 – Green Belt Development within Development Allocations Plan sets out where development may be considered appropriate in the Woolsington Village Envelope in the Green Belt and for the re-use of existing buildings within the Green Belt.

Policy DM32- Green Belt Boundaries

- 1. Within the Woosington Village Envelope Green Belt, as defined on the Policies Map, limited infill development will only be allowed where:**
 - i it retains the verdant, spacious character and amenity of the village and would not have a greater impact on the openness of the Green Belt.**
 - ii it retains and take opportunities to enhance tree and landscape features on the site.**
- 2. Within the Green Belt the re-use of buildings outside of Woosington settlement will only be allowed where:**
 - i. the external character of buildings and their setting is retained;**
 - ii. the buildings are in a good structural condition and capable of conversion without substantial re-building;**
 - ii. there are no extensions or ancillary new buildings; and**
 - iv. the existing historic features of the building are retained and any repairs respect its significance and historic character.**

The Woosington Village Envelope

Woosington Village is located to the north west of the city's urban core. The area sits within the Character Zones C and E of the Newcastle Character Assessment, which sets out the identity and distinctiveness of the city's landscape and townscape and helps to ensure that new development respects what is there and what is valued and makes the city a better place.

Woosington Village Envelope is defined on the Proposal Map. It includes houses to the east and west of Ponteland Road (B6918). To the east side of Ponteland Road houses on Middle Drive, Woosington Park South and South Drive fall within the Village Envelope. To the west of the village, Woosington Park, a Grade II Historic Park and Garden and its associated listed buildings is not included in the village envelope. West of Ponteland Road properties on Green Lane, Woosington Gardens, Hollywell Grove, The Oval and Dukes drive are also within the village envelope. However, Cowells Garden centre, and Red Runner Plantation fall outside of the envelope.

Landscape and Townscape Character Zone C – Airport Corridor – is a long-angled stretch of land between Kenton Bankfoot and the Airport. There are 6 individual character areas of which 5 are rural and 1 is urban. A SWOT analysis of the zone outlines that the parts of Woosington falling in Zone C is a weakness of the zone, with

weak character and sense of place, but with opportunities to enhance the main streets in Woosington, tree cover and habitat creation.

Landscape and Townscape Character Zone E- Woosington Park – includes the village areas east of Ponteland Road. This zone has six character areas of which five are rural, including two Areas of Local Landscape Significance, and 1 urban, an area of Local Townscape Significance. The part of the village in this zone was built on the south western woodland edge of the parkland of Woosington Hall. The parkland was laid out in the style of Capability Brown, with grand carriage drives, rides, encircling woodland and open prospects of Woosington Hall to the north. The tree cover of this zone is a key aspect with some fine specimens and veteran trees. However woodland cover is only relatively narrow stands of mature trees. It is therefore important that the existing woodland cover is protected and retained. The zone is a very good buffer between the outer suburbs of Newcastle and the larger scale, open landscape of the airport and its associated land uses beyond.

The part of Woosington Village east of Ponteland Road was originally developed in the 1920's which is suburban in character, offering a range of individually-designed and predominantly detached "executive" homes: low rise, low density, set in generous landscaped gardens. In the SWOT analysis of the zone identifies strength as including attractive and well maintained large gardens, mature woodland, tree groups and individual trees, variety of wildlife and habitats. Weaknesses identified include, lack of strong village character. Treats to the areas character identified include tree removal, building on Green belt land, and housing improvement that erodes intrinsic character. It sets out that in the village areas this can be achieved by enhancing the character of large villa style homes in generous mature landscaped gardens.

The village envelop falls within two-character zones as set out through the Newcastle Character Assessment 2017:

1. Woosington East (E277)
2. Woosington West (C280)

The character zone assessments for these two areas is set out in Appendix 1 of this paper.

Woosington East

Woosington East is identified as a very interesting suburban villager in rural setting and with significant areas of woodland/parkland, with large detached and individualistic houses. It is identified as an Area of Local Townscape Significance, with a strong sense of place. The area guidance sets out that the protection and management of trees and shrubs was a key element and to avoid high density buildings.

Woolsington West

Woolsington West is to the south-west of Ponteland Road and comprises standard traditional post-war semi-detached housing and bungalows. Usually with generous gardens, with space in and around the housing, but offering a more traditional suburban character. Trees are identified as being of medium/high value. The C280 guidance identifies mature trees as a key strength, with retaining the character of large individual plots and tree setting as important and to avoid poor in-fill development.

The spaciousness and general above average plot size enhances the character of the Village, with spacing between housing being a contributing factor the Villages attractive setting and green belt designation. The level of tree cover also greatly contributes to the views through and within the Villages whilst travelling along Ponteland Road, Middle Drive and South Drive. There are several tree protection order (TPOs) protecting existing trees within the Village, to preserve this leafy verdant character.

Policy DM32 – Green Belt Development

In accordance with Paragraph 40 of NPPF it is necessary to restrict development in Woolsington Village because of the important contribution which the character of the village makes to the openness of the Tyne and Wear Green Belt.

The need to preserve this open character of the Village is contained in Policy DM32 Development will only be supported where it preserves this verdant, spacious character of the Village and retain and take opportunities to enhance the existing landscape features within the Village.

Given the limited development opportunity within Village Envelope, careful consideration will be given to the impact incremental development can have on the character and openness of the Village. Examples of where incremental changes could harm Green Belt within the Village Envelope includes:

- Demolition of dwellings and replacement with dwellings of a larger footprint;
- Large infill development or extensions which given their scale and massing would not preserve the spaciousness between dwellings;
- Development that would be sited in proximity to protected trees, to put pressure on the health and wellbeing of the trees; jeopardising the verdant character of the Village.
- Development of a scale, massing and density that would reduce spacing and openness within the Village.

This is not an exhaustive list but highlights the types of development which would be considered contrary to Policy DM32.

Re-use of buildings outside Woolsington Village Envelope

The second elements of DAP Policy DM32 relates to the reuse of buildings in the Green Belt outside of the Woolsington Village Envelop.

2. Within the Green Belt the re-use of buildings outside of Woolsington settlement will only be allowed where:

- i. the external character of buildings and their setting is retained;**
- ii. the buildings are in a good structural condition and capable of conversion without substantial re-building;**
- iii. there are no extensions or ancillary new buildings; and**
- iv. the existing historic features of the building are retained and any repairs respect its significance and historic character.**

The preservation of the openness of the Green Belt is its essential characteristic. Paragraph 145 of the NPPF sets out forms of development that would not be inappropriate in the Green Belt. This includes:

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is on the same use and not materially larger than the one it replaces.

Paragraph 79 of the NPPF sets out that planning policies and decision should avoid the development of isolated homes in the countryside unless one or more of the five circumstances apply:

- (a) It is for essential rural worker;
- (b) It represents the optimal viable use of a heritage asset or enabling development;
- (c) It would re-use redundant or disused buildings and enhance its immediate setting;
- (d) It would involve the subdivision of an existing residential dwelling; or
- (e) the design is of exceptional quality.

Criteria (c) would allow for the reuse of buildings in the Green Belt, provided it enhances its setting.

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) sets out a range of permitted development changes of use under Schedule 2 Part 3 Classes Q (agricultural buildings to dwellinghouses), R (agricultural buildings to flexible commercial use) and S (agricultural buildings to state-funded school or

registered nursery). These classes allow for the conversion of existing agricultural buildings into residential, education and a range of commercial uses, subject to prior approval relating to transport, noise, contamination, flooding, location and siting issues that would make it undesirable for the building to change use, and design and external appearance. Building operations consisting of the installation or replacement of windows, doors, services necessary for the building to function are also permitted and any partial demolition to the extent reasonably necessary to carry out these building operations.

Part 2 of Policy DM32 sets out four criteria against which the physical works associated with the re-use of building in the Green Belt, outside of the Woolsington Village Envelop, would be assessed. This may be through a prior approval submission as part of a permitted development submission or through a full planning application.

Traditional farm buildings and steadings make an important contribution to the character of the green belt around Newcastle. The successful adaptation of these buildings requires a sensitive treatment of historic features and insertion of new openings to retain their original character. The criteria seek to ensure the external character of historic farm buildings is protected, it is structurally capable of conversion and the openness of the Green Belt is preserved by restricting ancillary extensions or outbuildings.

Guidance as to alterations to agricultural buildings is set out in three Historic England documents:

- The Adaptive Reuse of Traditional Farm Buildings- Historic England Advice Note 9 (2017) ¹
- Adapting Traditional Farm Buildings- Best Practice Guidelines for Adaptive Reuse (2017)²
- The Maintenance and Repair of Traditional Farm Buildings: A guide to good practice (2017)³

The re-use of other non-agricultural buildings in the Green Belt would also need to meet the requirements of this policy. However, if it was of limited design quality then the ability to introduce new design features to enhance its character would be considered, subject to preserving the sites openness in the Green Belt.

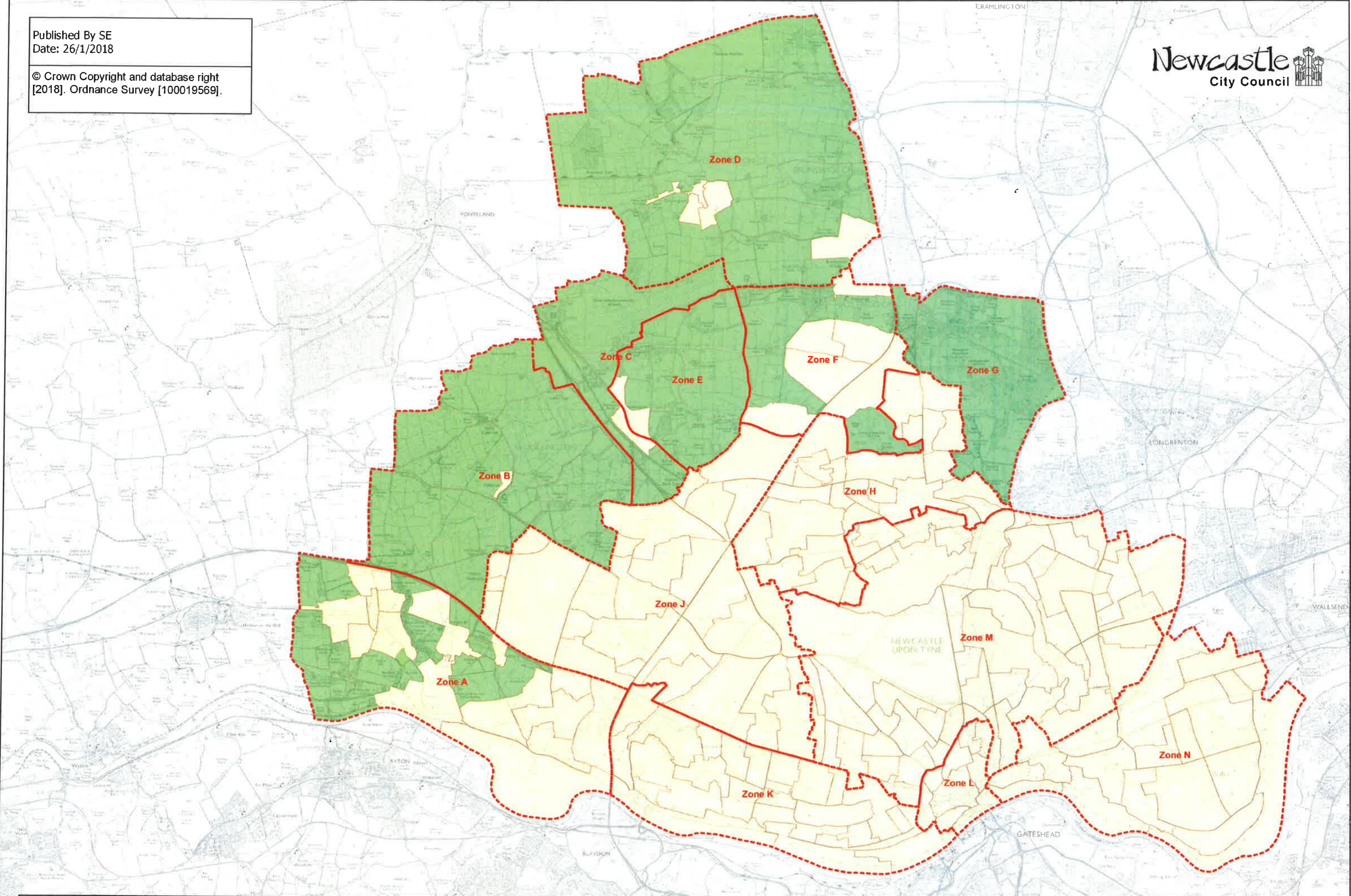
¹<https://content.historicengland.org.uk/images-books/publications/adaptive-reuse-traditional-farm-buildings-advice-note-9/heag156-adaptive-reuse-farm-buildings.pdf/>

²<https://content.historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings.pdf/>

³ <https://content.historicengland.org.uk/images-books/publications/maintenance-repair-trad-farm-buildings/heag157-maintenance-repair-traditional-farm-buildings.pdf/>

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NCA : Zones - Urban and Rural

Legend


 zones outline


Areas of Local Landscape Significance (ALLS)

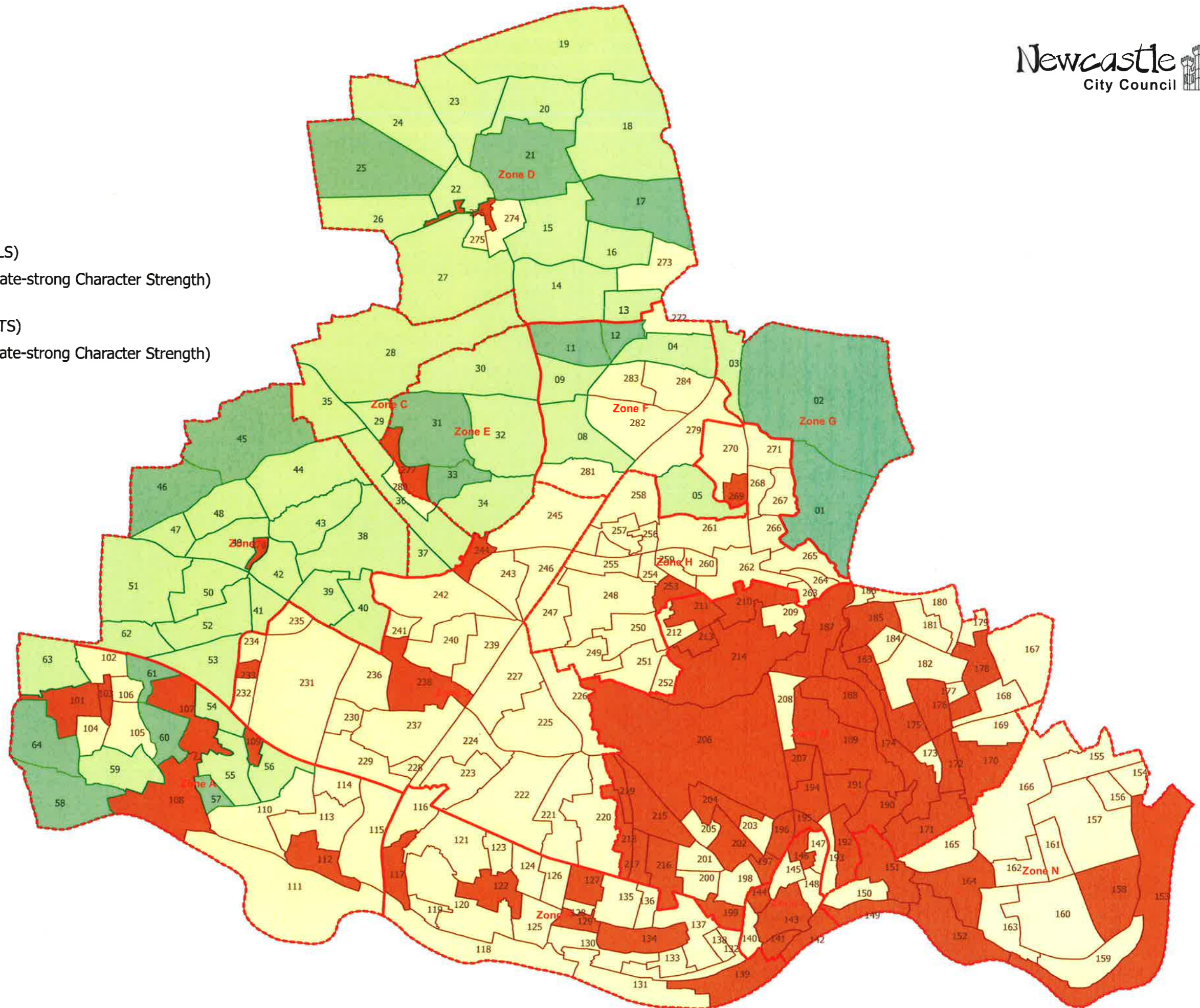
 ALLS (positive Quality Rating, moderate-strong Character Strength)

 Other rural areas

Areas of Local Townscape Significance (ALTS)

 ALTS (positive Quality Rating, moderate-strong Character Strength)

 Other urban areas



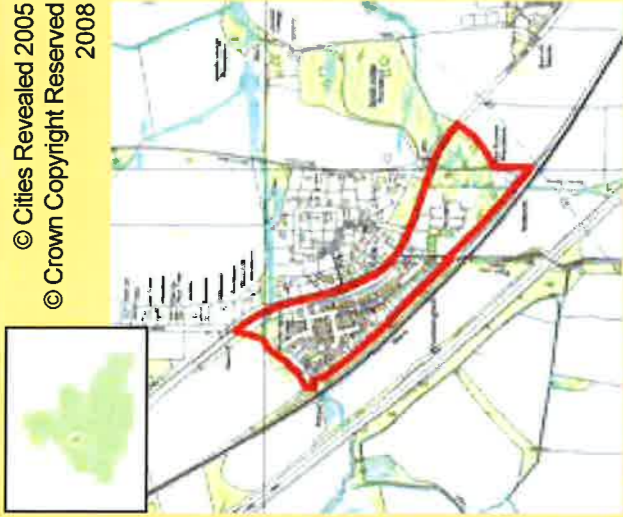
NCA : Areas of Local Landscape and Townscape Significance

Newcastle Character Assessment: Urban Area -

Area C 280:

Woolsington West

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1. OVERALL CLASSIFICATION:

Fairly interesting suburban residential area comprising typical 1960's volume-builder semis and some bungalows; includes large garden centre site and some areas of woodland; average heritage value but fairly comfortable feel and good condition, with fairly high vegetation impact especially trees and grass, and fairly strong ecology value.

2. **Quality rating** - Neutral (13/19) **Character strength** - Strong (9/9)
Area of Local Townscape Significance (ALTS) - No

3. Predominant land uses within area:

Residential with some Woodland/Parkland; Retail

Predominant Ages - 1960 - 1980

General Condition - good

Refurbished - unaltered

Notes: Retail primarily garden centre

4. Predominant adjacent land uses:

Agricultural with some Residential

Predominant Ages - pre 1800; 1920 - 1960

General Condition - good

Refurbished - unaltered

5. Access networks:

Distributor; Residential

6. Landmarks and views within the area:

Positive

- Cowells Garden Centre

Neutral

- None

Negative

- None



Newcastle Character Assessment: Urban Area -

Area C 280: Woolsington West



7. Landmarks and views outside the area:

- Positive*
 - Neutral*
 - Negative*
- Woolsington Park
 - None
 - Airport/ planes

8. Urban Form:

- Grain
 - Sense of Place
- Fine /Medium
 - Average/Strong

- Built Scale
 - Image
- Medium
 - Suburban

9. Main Residential building types:

- Semi-detached with some Bungalow

Main Non- Residential building types:

- Garden centre

10. Local detail and character:

- and some bungalows; reasonable provision of open space and vegetation

11. Heritage Value:

- Average

12. Character:

- Movement**
 - Safety**
 - Consistency of character**
- Quiet
 - Comfortable/Safe
 - Uniform

- Colour**
 - Stimulus**
- Muted
 - Bland/Interesting

13. Visual impact of vegetation:

- Trees**
 - Hedges**
 - Other**
- Medium/High
 - Low
 - None

- Shrubs**
 - Grass**
- Low/Medium
 - Medium/High

Streets with Street Trees

- None

14. Ecology:

- Average/Strong

UDP Wildlife Corridor

- Yes, to all sides

Newcastle Character Assessment: Urban Area -

Area C 280: Woolsington West

15. Topography:

General groundform - Flat Aspect- None
Local Topographical Name - None

16. Open spaces and other unbuilt areas:

Main types of Open Space - Gardens with some Verges; Incidental Open Space
Significance of Public Open Space - Low
Significance of Private Open Space - Medium/High
Degree of linking of Main Open Spaces - High

17. Additional information:

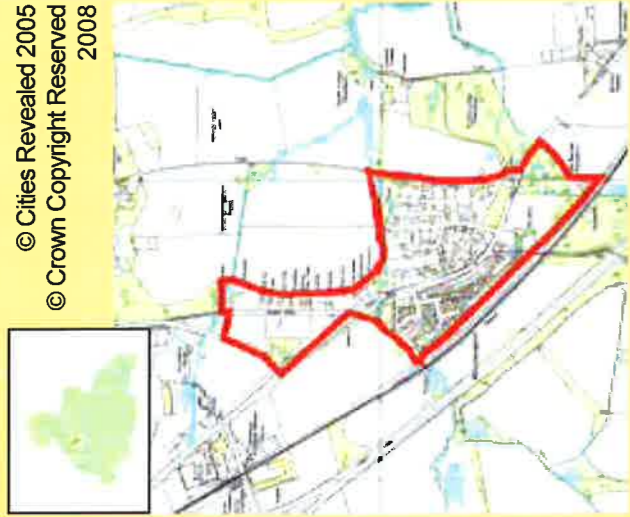
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Newcastle Character Assessment: Urban Areas

Area E 277:

Woolington East

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1. OVERALL CLASSIFICATION:

Very interesting suburban residential village in rural setting (although close to Airport) and with significant areas of woodland/parkland; mainly large detached & individualistic houses, 1920's onward, in wooded landscape (18th century Woolington Park); all good condition and comfortable atmosphere although very quiet; strong heritage value, sense of place and ecology value, and vegetation impact reasonably high (especially trees).

2. Quality rating - Positive (18/19) Character strength - Strong (9/9) Area of Local Townscape Significance (ALTS) - Yes

3. Predominant land uses within area:

Residential with some Woodland/Parkland.

Predominant Ages - 1920 - 1960 with some 1960 - 1980;

1980 - 2000

General Condition - good

Refurbished - unaltered

4. Predominant adjacent land uses:

Agricultural; Woodland/Parkland with some Residential

Predominant Ages - pre 1800; 1960 - 1980

General Condition - good

Refurbished - unaltered

5. Access networks:

Distributor; Residential

6. Landmarks and views within the area:

Positive

Neutral

Negative

- Former carriage drives to Woolington Hall

- None

- None



Newcastle Character Assessment: Urban Areas

Area E 277: Woolsington East



7. Landmarks and views outside the area:

- Positive*
 - Neutral*
 - Negative*
- None
 - Cowells Garden Centre
 - Newcastle Airport

8. Urban Form:

- Grain - Medium
 - Sense of Place - Strong
- Built Scale - Medium
 - Image - Suburban

9. Main Residential building types:

- Detached with some Semi-detached; Bungalow

Main Non- Residential building types:

- None

10. Local detail and character:

and with large generally heavily wooded plots, utilising elements of Woolsington Park (woodland belts, carriage drives); individual house designs of generally high quality and large scale.

11. Heritage Value:

- Strong

12. Character:

- Movement - Dead/Quiet
- Safety - Comfortable
- Consistency of character - Uniform

- Colour - Muted
- Stimulus - Interesting / Invigorating

13. Visual impact of vegetation:

- Trees - High
- Hedges - Low/Medium
- Other - None

- Shrubs - Low
- Grass - Medium

Streets with Street Trees

- None

14. Ecology:

- Strong

UDP Wildlife Corridor

- Yes, surrounded by wildlife

Newcastle Character Assessment: Urban Areas

Area E 277: Woosington East



corridors

15. Topography:

General groundform - Flat **Aspect**- None

Local Topographical Name - None

16. Open spaces and other unbuilt areas:

Main types of Open Space

Significance of Public Open Space

Significance of Private Open Space

Degree of linking of Main Open Spaces

- Gardens with some Verges; Incidental Open Space
- Low
- Medium/High
- High

Area E 277: Woosington East

Newcastle Character Assessment: Urban Areas

Area E 277: Woosington East: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Plantation woodland along Metro line Ouseburn watercourse Mature trees in gardens, spaces and roadsides Broad road verges Countryside setting	Protect and manage trees and shrubs	Lose or harm broad grassed verges along Main Road Permit high density or buildings over 3 storeys in height	Refer to TPO 8/95 and 24/91

Handwritten notes and sketches at the bottom of the page, including a small diagram of a road layout with trees and a car.

