

# Newcastle City Council

Local Development Scheme  
2017-2020

August 2017



## Contents

1. Introduction.....	2
2. Newcastle Local Plan .....	3
3. Programme Management, Timescales and Risks .....	7
Appendix 1 – Local Plan .....	2
Appendix 2 - SPDs.....	3
Appendix 3 - Glossary of Terms .....	4

# 1. Introduction

## *Local Development Scheme*

In accordance with section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), this Local Development Scheme (LDS) sets out (among other matters) the documents which, when prepared, will comprise the Local Plan for Newcastle.

This document is Newcastle City Council's 6<sup>th</sup> LDS and covers the period August 2017–2020. This LDS, which supersedes previous versions sets out a planning work programme for the Council over a three year period to 2020. It will be regularly reviewed to keep it up to date.

## *Purpose of the LDS*

The purpose of the LDS is to clearly set out which planning policy documents apply to Newcastle, and their status. It sets out progress on the Local Plan alongside details of a wider set of documents so that the local community and interested parties can keep track of progress and the wider plan making context.

## *National Context*

The Localism Act 2011 allows Local Planning Authorities to adopt their own Local Development Schemes without approval from the Secretary of State. However it maintains the requirements to produce an LDS and keep it up to date as set out by the Planning and Compulsory Purchase Act 2004.

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to produce a Local Plan for their area which can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan documents should only be used where clearly justified. Supplementary planning documents should only be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.

## 2. Newcastle Local Plan

### *Local Plan Documents*

#### **Local Plan**

National planning policy places Local Plans at the heart of the planning system, so it is essential that they are in place and kept up to date.

Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design.

They are also a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any neighbourhood plans that have been brought into force) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date plan in place to positively guide development decisions.

#### **Development Plan Documents**

Development Plan Documents (DPDs) are planning policy documents which make up the Local Plan. They help to guide development within a local planning authority area by setting out the detailed planning policies, which planning officers use to make their decisions on planning applications.

DPDs were introduced as part of the reforms made to the planning system through the Planning and Compulsory Purchase Act 2004.

The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 provide the most up-to-date legislation in relation to Local Plans and DPDs.

### *Newcastle Local Plan*

The Local Plan for Newcastle currently comprises of the following Development Plan Documents;

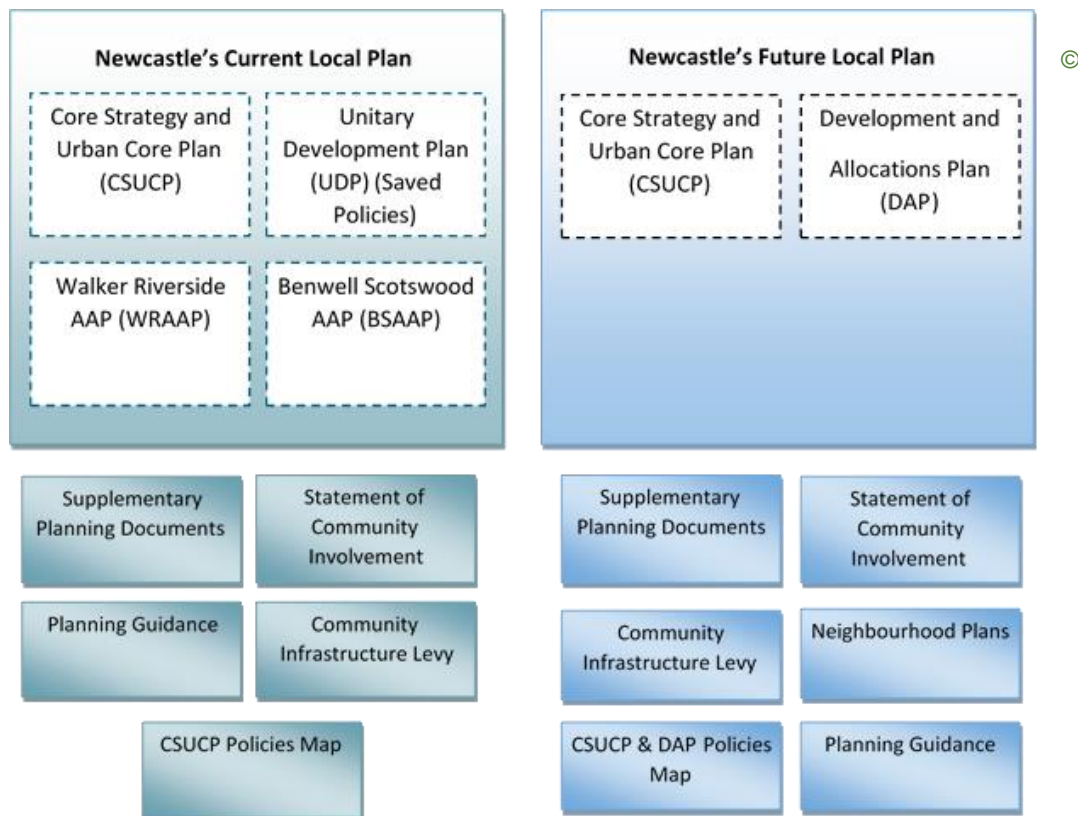
- Planning for the Future Core Strategy and Urban Core Plan (2015) (CSUCP)
- Unitary Development Plan (1998) (UDP) – Saved Policies
- Benwell Scotswood Area Action Plan (2009) (BSAAP) – Saved Policies
- Walker Riverside Area Action Plan (2007) (WRAAP) – Saved Policies
- Newcastle policies map which includes all allocations/designations

<b>Document Title</b>	<b>Status/ Adoption</b>	<b>Geographical Area</b>	<b>Description</b>
<b>Planning for the Future Core Strategy and Urban Core Plan (CSUCP)</b>	Adopted 2015	Newcastle	The CSUCP is the strategic framework for Newcastle Local Plan and includes strategic policies for Newcastle and Gateshead, urban core policies and some site allocations.
<b>Unitary Development Plan (UDP) (Saved Policies)</b>	Adopted 1998	Newcastle	The UDP contains city wide policies, allocations and designations. A Direction was issued on 31 August 2007, saving 128 policies and allowing 67 to expire. Following the adoption of the CSUCP a Policy Review superseded and deleted a number of UDP 'saved' policies. 95 policies in the UDP are still considered relevant to planning decision making.
<b>Benwell Scotswood Area Action Plan (BSAAP) (Saved Policies)</b>	Adopted 2009	Benwell and Scotswood	An action plan for investment and development to deliver new homes, create strong communities and regenerate Benwell Scotswood. Following the adoption of the CSUCP a Policy Review superseded and deleted a number of policies.
<b>Walker Riverside Area Action Plan (WRAAP) (Saved Policies)</b>	Adopted 2007	Walker Riverside	An action plan for investment and development to deliver new homes, create strong communities and regenerate Walker Riverside. Following the adoption of the CSUCP a Policy Review superseded and deleted a number of policies.

### *Local Plan Progress*

Newcastle is progressing with the preparation of a two Part Local Plan covering the whole of the City Council's area. Part one of the Local Plan is the Core Strategy and Urban Core Plan which was adopted March 2015.

Part two of Newcastle's Local Plan is the Development and Allocations Plan (DAP) which is currently being prepared. Once adopted the DAP will replace the UDP, BSAAP and WRAAP saved policies.



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## Other Planning Documents

### Supplementary Planning Documents

Supplementary Planning Documents (SPDs) provide additional detailed guidance on how the Council's planning strategy and policies will be implemented for specific topics, areas or sites. The Council current has 21 adopted SPD's, (Appendix 2). SPDs can be used as a vehicle to aid in the successful delivery of development or infrastructure, they do not need to be listed in a local authority's Local Development Scheme, so can be brought forward as circumstances change.

In addition to those existing SPD listed in Appendix 2, it is also intended that a series of new SPD will be prepared. These will include;

- Tall Buildings Supplementary Planning Document

### Statement of Community Involvement

In April 2013, the Council adopted a refreshed Statement of Community Involvement (SCI) which sets out the process of community involvement and engagement that the Council will follow for each type of development plan document and development

management decision, enabling the community to know how and when they will be involved in the planning process.

### **Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a charge that Local Authorities can choose to levy on new developments. The money raised will help to pay for the infrastructure needed across the city as a result of growth, such as schools, strategic greenspace, flood defences, and strategic transport improvements.

CIL was adopted by the Council in November 2016, and the charges are implemented across Newcastle's charging area. For further information please see our website.

### **Neighbourhood Planning**

Neighbourhood Planning was introduced through the Localism Act in 2011. Neighbourhood plans are community-led plans to guide future development, regeneration and conservation of an area. They enable communities to set local (non-strategic) policies for their local area which are in general conformity with the Local Plan. In Newcastle three neighbourhood area boundaries have been agreed, Dinnington, Woolsington and Kingston Park. The Parishes and Neighbourhood Forums are currently considering their visions and objectives for their areas.

### **Annual Monitoring**

The Council is required to publish an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS), and the extent to which planning policies set out in the Local Plan documents are being achieved.

Each year the AMR reports on a range of indicators and the progress of specific targets and is aligned to Newcastle's Local Plan. The AMR will be published annually and are available on the Council's website.

### **Evidence Base Documents**

NPPF states the Local Plan must be based on a sound and robust evidence base. In preparing the Local Plan, the Council will bring together a wide-ranging evidence base to underpin the Plan. A range of information including background studies, research, surveys and feedback documents have been and will be prepared and published on the Council's website.

### **Sustainability Appraisal/Strategic Environmental Assessment**

All policies and proposals contained within the Local Plan will be subject to a Sustainability Appraisal and also a Strategic Environment Assessment and Habitat Regulations Assessment where appropriate. This involves scoping reports and assessments throughout the preparation of the Local Plan to ensure an iterative approach to consider policies.

## **Duty to Co-operate**

Newcastle and Gateshead worked closely to prepare the Core Strategy and Urban Core Plan, and following its adoption endeavor to continue this close working relationship (through, for example, the joint monitoring of Core Strategy policies).

Newcastle has engaged with its neighbouring Local Authorities and other relevant organisations in the preparation of the DAP to meet its duty to co-operate and will continue to work with them where appropriate on the implementation of this Plan.

## **3. Programme Management, Timescales and Risks**

The Council will use effective programme management techniques in the delivery of their Local Plan and producing the supporting evidence base. This section of the LDS explains the arrangements being made to ensure delivery of the programme set out earlier.

### **Resources**

The preparation of Local Plan will be led and coordinated by staff within the Planning Policy Team supported by members of the Planning, Strategic Property, Transport and Fairer Housing Team.

### **Budget**

The Council expects to meet projected costs for future years from its Revenue Budget. The City Council will need to meet the costs of the Independent Examination process in collaboration with the Planning Inspectorate to ensure that such costs are met at the appropriate times.

### **Risks**

The timetable for the preparation of the Local Plan is challenging, but the Council is committed to achieving the targets set out in this LDS. To this end, it has assessed the main potential risks in meeting those targets and has identified the contingency measures that may become necessary. The identified risks and contingency measures are as follows:



Risks	Impact	Contingency
Changes to the planning system - publication of new Government legislation/guidance	Additional work to comply with new requirements	<ul style="list-style-type: none"> <li>Assess as soon as practicable any revisions that may be necessary to the Local Plan</li> </ul>
Handling higher than expected number of comments received at consultation stages	Increased time required to process consultation responses. Possible slippage	<ul style="list-style-type: none"> <li>Consider additional staff resources during consultation</li> </ul>
Loss of key staff within Planning Policy	Reduced capacity may cause slippage in Local Plan preparation	<ul style="list-style-type: none"> <li>Recruit temporary staff is necessary</li> <li>Consider using consultants where specific expertise is required</li> </ul>
Lack of in house skills to undertake new areas of technical work	Potential impact on the quality and 'soundness' of planning documents	<ul style="list-style-type: none"> <li>Consider using consultants where specific expertise is required</li> </ul>
Failure of documents to meet tests of soundness	Absence of an up to date Local Plan triggers presumption in favour of sustainable development in NPPF	<ul style="list-style-type: none"> <li>Consult with Planning Inspectorate before and during publication of document</li> <li>Self-assessment using Planning Advisory Service Tool Kit</li> </ul>
The inspector may suspend the process should there be significant changes to the DPD which have not been consulted on	Changes may cause slippage in Local Plan preparation, may have to consider further consultation	<ul style="list-style-type: none"> <li>Consultation on any changes made following publication prior to submissions to Secretary of State</li> </ul>
Inability for the Planning Inspectorate to meet timescale for examination and report	Examination and/ or report is delayed and key milestones not met	<ul style="list-style-type: none"> <li>Close liaison with PINS to ensure problems identified</li> </ul>
Unforeseen pressures on staff time to other work	Staff diverted to other work may cause slippage	<ul style="list-style-type: none"> <li>Manage staff workloads</li> <li>Local Plan to be priority</li> </ul>
Legal Challenge	Possible quashing of document or requirement to repeat work	<ul style="list-style-type: none"> <li>Ensure Regulations complied with and processes audited</li> </ul>

		<ul style="list-style-type: none"> <li>• Carefully consider Inspector's recommendations</li> </ul>
Insufficient financial resources	Danger that the quality of evidence base is compromised	<ul style="list-style-type: none"> <li>• Monitor costs and budgets</li> </ul>
IT systems unreliable or inadequate for consultation and examination processes	Potential delays in consultation administrative tasks	<ul style="list-style-type: none"> <li>• Invest early in IT systems</li> <li>• Liaise with IT and Communications team</li> </ul>
LDS programme too ambitious	Key milestones may not be met	<ul style="list-style-type: none"> <li>• Use experience to ensure programme is realistic</li> </ul>

## Appendix 1 – Local Plan

<b>Development and Allocations Plan</b>	
<b>Plan Period</b>	2015-2030
<b>Status</b>	Development Plan Document (Part 2 of the Local Plan)
<b>Geographical Area</b>	Newcastle
<b>Replaces/Supersedes</b>	Unitary Development Plan Benwell Scotswood Area Action Plan Walker Riverside Area Action Plan
<b>Anticipated Resources</b>	Planning Officers Other Council Officers Members External Consultants
<b>Description/Scope</b>	The DAP will include detailed development management policies and allocate and designate land. Upon adoption the DAP will replace the Unitary Development Plan (1998), Benwell Scotswood Area Action Plan (2009) and Walker Riverside Area Action Plan (2007).
<b>Timetable</b> Call out for site preparation Call out for sites Draft HELAA Consultation Preparation of Draft Plan Public Consultation (Regulation 18) Analysis of Representations Preparation of Pre-Submission Draft Public Consultation (Regulation 19) Analysis of Representations Prepare Submission Document Full Council Approval Submission for Examination Independent Examination Inspector Report Adoption	Autumn 2015 January 2016 November-December 2016 January-July 2017 October-November 2017 November-December 2017 January-June 2018 October-November 2018 November-December 2018 January-March 2019 March 2019 April 2019 Summer 2019 Autumn 2019 Winter 2019

## Appendix 2 - SPDs

Supplementary Planning Documents (SPDS)
Archaeology and Development
Byker Buildings, Ouseburn Valley
Designing for Community Safety in Newcastle upon Tyne
Gosforth Conservation Area Management Plan
Heart of Walker
Hot Food Takeaway
Jesmond Dene Conservation Area Management Plan
Leazes Conservation Area Management Plan
Lower Ouseburn Valley – Urban Design Framework
Maintaining Sustainable Communities
Newcastle Great Park Revised Master Plan
Newcastle Upon Tyne Local List
Ouseburn Central Masterplan
Planning Obligations
Redevelopment of Walbottle High School
St Lawrence Square
Shared housing
Summerhill Conservation Area Management Plan
Tall Buildings (2006)
Urban Design Framework for the Lower Ouseburn Valley
Walker Riverside Design Code

## Appendix 3 - Glossary of Terms

Area Action Plan (AAP)	Area action plans are DPDs and form part of the Local Plan. They contain detailed plans for how an area will change in the next 15-20 years. They are focused on regeneration areas and where major change is expected.
Annual Monitoring Report (AMR)	The AMR contains information on the implementation of the LDS and the extent to which planning policies set out in the Local Plan documents are being achieved.
Development Plan Documents (DPD)	DPDs are planning policy documents which make up the local plan. They help to guide development within a local planning authority by setting out the detailed planning policies, which are used to make planning decisions.
Local Plan	A local plan sets out local planning policies and identified how land is used and determined what will be built where.
Local Development Scheme (LDS)	The LDS sets out which planning policy documents apply in the authority, and their status. It sets out progress on the Local Plan alongside details of a wider set of documents so that the local community and interested parties can keep track of progress and the wider plan making context.
National Planning Policy Framework (NPPF)	The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
Neighbourhood Plan	Neighbourhood plans are community-led plans to guide future development, regeneration and conservation of an area.
Sustainability Appraisal (SA)	A social, economic and environmental appraisal of strategy, policies and proposals.
Statement of Community Involvement (SCI)	The SCI sets out the process of community involvement and engagement that the Council will follow for each type of development plan document and development management decision
Strategic Environmental Assessment (SEA)	Environmental assessment of policies, plans and programmes required under the European SEA Directive 2001/42/EC
Supplementary Planning Document (SPD)	SPDs provide additional detailed guidance on how the Council's planning strategy and policies will be implemented for specific topics, areas or sites.