



Section 6 Delivery and Monitoring

This section addresses the delivery of the Plan and considers how new infrastructure needed for development will be funded. It also outlines how the Councils intend to monitor and manage the Plan in terms of the delivery of the spatial visions, strategic objectives and implementation of the strategy.

Chapter 18 Delivery and Monitoring

18. Delivery and Monitoring

- 18.1 Our planned growth must be supported by infrastructure and facilities which are deliverable at the appropriate time and in the right locations. We will make the most of our existing infrastructure, upgrading and improving where possible, and investing in new infrastructure where it is essential to support sustainable growth.
- 18.2 This Plan recognises there are different types of infrastructure including local infrastructure, such as access to a site, and strategic infrastructure which provides for the wider area and can either mitigate unacceptable impact or provide facilities.

Policy DEL1 Infrastructure and Developer Contributions

1. New development will:
 - a) be made acceptable through the provision of necessary infrastructure,
 - b) take into account viability and other material considerations to:
 - i. address the off-site and cumulative impacts,
 - ii. deliver schemes in a timely manner,
 - iii. provide identified affordable housing need, and
 - iv. provide for new or improved facilities and services.
2. Contributions will be required to mitigate the strategic cross-boundary impacts of development.

- 18.3 Developers will be required to contribute towards necessary infrastructure and planning obligations. This may include contributions towards: transport measures and public realm, drainage, green infrastructure, affordable housing and employment and training schemes, depending on the nature of the planning application.
- 18.4 The Councils will strike a balance between the need to fund strategic infrastructure and the need to deliver sufficient development to meet our growth. Such funding will, where necessary, be secured through planning obligations, and CIL, after the adoption of charging schedules. Guidance documents will indicate mechanisms for funding different categories of infrastructure.
- 18.5 Development may be required to provide infrastructure and facilities. Developers are encouraged to liaise with infrastructure providers as early as possible when developing proposals to ensure infrastructure services are provided effectively. In accordance with the NPPF, this includes the need to address the strategic cross-boundary impacts of development, particularly with regard to cumulative impacts on the transport network.
- 18.6 A delivery framework for the policies and proposals, across the plan period, is essential for a co-ordinated, phased and deliverable plan. The main methods and proposals for implementing Local Plan policies are identified in the tables that follow (Figure 18.1).

- 18.7 Delivery and implementation will be supported by:
- an Infrastructure Delivery Plan (IDP) which identifies relevant timescales, likely costs and funding for infrastructure where known,
 - a monitoring framework to ensure the Plan’s policies are effective and deliverable and in accordance with our intended timescales (Appendix 3).

Figure 18.1 Policy Delivery Table

Strategic and Urban Core Policies Delivery Mechanisms

<p>Spatial Strategy Policies CS 1-4</p>	<ul style="list-style-type: none"> • Implementation of the Councils’ corporate documents. • Continuing to work with and support Nexus, public transport providers, Universities, Colleges and Health Sector. • City Deal, including the Accelerated Development Zone and Enterprise Zones. • Working with agencies such as NGI, NE1, the LEP and LA7 to promote and focus investment in Gateshead and Newcastle. • Producing Development Briefs and working with Developers and Landowners to masterplan allocated sites. • Developers will bring forward residential, economic development, leisure, culture and tourism schemes. • Development Management Process and LDD
<p>Economy CS 5-8 UC 1-3</p>	<ul style="list-style-type: none"> • Implementation of the Councils’ corporate documents. • City Deal, including the Accelerated Development Zone and Enterprise Zones. • Working with agencies such as NGI, NE1, the LEP and LA7 to promote and focus investment in Gateshead and Newcastle. • Creation of the Combined Authority, with appropriate resources, to enhance the region’s ability to address its underlying economic challenges. • Working with NGI, the LEP and LA7 to promote and focus investment in Gateshead and Newcastle. • Delivery of the Youth Contract for 16-17 year olds • Implementation of the Gateshead Rural Economic Strategy. • Continuing to work with and support Nexus and public transport providers to provide fast, reliable routes to commercial centres. • Developers will bring forward economic development, leisure, culture and tourism schemes. • Making best use of Council assets. • Development Management Process and LDD.

Homes
CS 9-12
UC 4

- Implementation of the Councils' corporate documents.
- Implementation of the Councils' Housing Strategies.
- Implementation of the Councils' joint venture partnerships.
- Working with TGHC, YHN, HCA and registered housing providers to secure funding and provide affordable homes.
- Producing Development Briefs and working with Developers and Landowners to master plan allocated sites.
- Developers will bring forward residential schemes, and provide affordable homes through developer contributions.
- Development Management Process and LDD.

Transport
CS 13
UC 5-10

- Working as part of the North East Combined Authority on strategic transport issues.
- Working with transport delivery partners such as the Department of Transport, Highways Agency, Network Rail, the LEP and Nexus to promote and secure investment in Gateshead and Newcastle.
- Implementation of the Tyne and Wear Local Transport Plan 2011-21.
- Delivery of the Highways Agency scheme to improve the Lobley Hill junction on the A1.
- Delivery of the Local Sustainable Transport Fund initiatives.
- Development and expansion of the Tyne and Wear Urban Traffic Management and Control (UTMC) system to improve management of traffic, while implementing a series of behavioural change measures, using the Local Sustainable Transport Fund.
- Creation of the Urban Core Distributor Route.
- Creation of a joint Council Car Parking Strategy.

Strategic and Urban Core Policies Delivery Mechanisms

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| People and Place
CS 14-19
UC 11-17 | <ul style="list-style-type: none"> • Working with statutory delivery partners such as Environment Agency and English Heritage; utility providers; and new health organisations - Clinical Commissioning Groups, NHS England and NHS Property Services. • Delivery of the Townscape Heritage Initiative at Coatsworth Road. • Delivery of the Green Infrastructure Strategy and Action Plans. • Maintain and update the Local List of Buildings, Parks and Gardens; the Conservation Area Character Assessments and Management Strategies; and Heritage at Risk Registers. • Ensuring development is in accordance with the Councils' Strategic Flood Risk Assessment. • Requiring Health Impact Assessments for appropriate developments, and mitigating impact through developer contributions. • Requiring Flood Risk Assessments for appropriate developments, and mitigating impact through developer contributions. • Development Management Process, LDD and Design SPDs. |
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| Minerals and Waste
CS 20-21 | <ul style="list-style-type: none"> • Working with statutory delivery partners such as Environment Agency; and utility providers. • Development Management Process and LDD. |
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Neighbourhood Areas

Delivery Mechanisms

NN1-4
AOC1-2
GN1

- Production of Development Briefs and/or working with Developers and Landowners to masterplan sites.
- Developers will bring forward residential schemes, with all necessary infrastructure and, where viable, provide affordable homes.
- Developers will bring forward economic development schemes, with all necessary infrastructure.
- Developer contributions will mitigate negative impact of development.
- Development Management Process and LDD.

Rural and Villages Area

Delivery Mechanisms

NV1-3
GV1-7
KEA1-2

- Production of Development Briefs and/or working with Developers and Landowners to masterplan sites.
- Developers will bring forward residential schemes, with all necessary infrastructure and, where viable, provide affordable homes.
- Developers will bring forward economic development schemes, with all necessary infrastructure.
- Developer contributions will mitigate negative impact of development.
- Development Management Process and LDD.

Urban Core Sites and Sub-Areas

Delivery Mechanisms

Newcastle Central
NC 1-2

- Production of Development Briefs and/or working with Developers and Landowners to masterplan sites.
- Developers will bring forward economic development schemes, with all necessary infrastructure.
- Working with agencies such as NGI, NE1, the LEP and LA7 to promote and focus investment in Gateshead and Newcastle.
- Implementing the City Deal including the Accelerated Development Zone.
- Public funding and developer contributions will enable infrastructure delivery, transport and green infrastructure schemes.
- The Council will work with developers to bring forward mixed-use schemes.
- The Council will make best use of its land holdings.
- Development Management Process and LDD

**Urban Core Sites
and Sub-Areas**

Delivery Mechanisms

Civic
C 1-2

- Production of Development Briefs and/or working with Developers and Landowners to masterplan sites.
- Developers will bring forward economic development schemes, with all necessary infrastructure.
- Working with agencies such as NGI, NE1, the LEP and LA7 to promote and focus investment in Gateshead and Newcastle.
- Implementing the City Deal including the Accelerated Development Zone.
- Public funding and developer contributions will enable infrastructure delivery, transport and green infrastructure schemes.
- The Council will work with developers to bring forward mixed-use schemes.
- The Council will make best use of its land holdings.
- Development Management Process and LDD.

Discovery
D 1-3

- Production of Development Briefs and/or working with Developers and Landowners to masterplan sites.
- Developers will bring forward economic development schemes, with all necessary infrastructure.
- Working with agencies such as NGI, NE1, the LEP and LA7 to promote and focus investment in Gateshead and Newcastle.
- Implementing the City Deal including the Accelerated Development Zone.
- Public funding and developer contributions will enable infrastructure delivery, transport and green infrastructure schemes.
- The Council will work with developers to bring forward mixed-use schemes.
- The Council will make best use of its land holdings.
- Development Management Process and LDD.

Urban Core Sites and Sub-Areas	Delivery Mechanisms
Quayside and Ouseburn QO 1-2	<ul style="list-style-type: none"> • Production of Development Briefs and/or working with Developers and Landowners to masterplan sites. • Developers will bring forward economic development schemes, with all necessary infrastructure. • Working with agencies such as NGI, NE1, the LEP and LA7 to promote and focus investment in Gateshead and Newcastle. • Implementing the City Deal including the Accelerated Development Zone. • Public funding and developer contributions will enable infrastructure delivery, transport and green infrastructure schemes. • The Council will work with developers to bring forward mixed- use schemes. • The Council will make best use of its land holdings. • Development Management Process and LDD.
Central Gateshead CG 1-2	<ul style="list-style-type: none"> • Developers will bring forward mixed-use schemes. • Council will make best use of its land holdings. • Council and Nexus will identify opportunities and delivery mechanism for the Interchange. • Public funding and developer contributions will enable infrastructure delivery, transport and green infrastructure schemes. • Implementing the City Deal, including the Accelerated Development Zone. • Development Management Process and LDD.
Southern Gateway SG 1-3	<ul style="list-style-type: none"> • Implementation of the Exemplar Neighbourhood SPD preferred delivery mechanism to be determined in the short term. • Developers will bring forward mixed-use schemes. • Public funding and developer contributions will enable infrastructure delivery, transport and green infrastructure schemes. • Council will make best use of its land holdings. • Gateshead Regeneration Partnership (JV) will bring forward the Freight Depot site. • Implementing the City Deal, including the Accelerated Development Zone. • Development Management Process and LDD.

Urban Core Site and Sub-Areas

Delivery Mechanisms

<p>Quays and Baltic QB 1-3</p>	<ul style="list-style-type: none"> • Implementation of the Quays Masterplan preferred delivery mechanism to be determined in the short term. • Developers will bring forward mixed-use schemes. • Council and HCA will make best use of their land holdings. • Public funding and developer contributions will enable infrastructure delivery, transport and green infrastructure schemes. • Implementing the City Deal, including the Accelerated Development Zone. • Development Management Process and LDD
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Figure 18.1 Policy Delivery table

18.8 Gateshead and Newcastle Councils are currently reviewing the evidence and justification for preparing Community Infrastructure Levy (CIL) Charging Schedules to fund strategic infrastructure, in line with government guidance. The evidence indicates there is a need to seek funding from developers to address the impact of growth and the subsequent infrastructure requirements, and therefore it is anticipated that the authorities will become CIL Charging Authorities as soon as possible. Interim policies may apply to ensure that appropriate contributions are collected in the period between the start of CIL regulations in April 2015 and the local adoption of CIL.

Infrastructure Delivery Plan

18.9 This plan is supported by an IDP setting out timescales, costs where known, and delivery information relating to strategic infrastructure projects. Strategic infrastructure provides for facilities and services that can mitigate unacceptable impact of development, or cumulative impact of a number of sites, and can refer to off site provision serving a wider area. The IDP also includes information about the needs, standards, deficiencies and any barriers to providing infrastructure.

Stakeholders

- 18.10 Stakeholders and service providers have a crucial role in delivering high quality services and improving our infrastructure. The Councils will work in partnership with infrastructure providers, funding bodies, key stakeholders and other agencies and organisations to ensure a co-ordinated delivery of facilities and infrastructure is delivered in a sustainable and effective manner. For example, this includes:
- Continued joint working with other local authorities to facilitate cross boundary needs.
 - Infrastructure plans of partner organisations, such as the Clinical Commissioning Groups, will help to shape policy and joint infrastructure planning, making best use, wherever possible, of facility buildings or land.
- 18.11 This is an ongoing dialogue, and we will continue to work together to help meet infrastructure needs, and reflect this in the IDP.

Viability and Developer Contributions

- 18.12 Viability testing has been a key part of the development of the Local Plan evidence base. The SHLAA and office needs evidence incorporates viability testing, and identified opportunities for seeking funds necessary to deliver infrastructure identified in the IDP.
- 18.13 Viability assessments have also been used to review the policy costs of the Plan. Developers will be required to provide sufficient information to assess site viability.