

# **Development and Allocations Plan**

## **Matters, Issues and Questions**

### **Matter 3**

## Matter 3: Homes

### Issue

Whether the approach towards the supply and delivery of housing land is justified, effective and consistent with national policy, in order to ensure the timely delivery of the CSUCP housing requirement for Newcastle.

### Questions

The CSUCP plan period is from 2010 to 2030 and sets the housing requirement for Newcastle. Revising the housing requirement is not within the scope of this Plan. The focus here is on ensuring that the Plan allocates sufficient housing land to deliver the housing requirement as set out in the CSUCP. In responding to the following questions, the Council should seek to identify and address specific concerns raised in representations. Additionally, the Council should provide a table of the proposed housing allocations with updates on the progress of any planning applications and the number of units to be provided within any permissions.

See Appendix 1 - Table of DM5 Allocation Sites: Planning Application Status Update

### ***Housing Sites (Policy DM5)***

#### ***3.1 What is the relationship between the housing requirement in strategic policies in the CSUCP and the policies in this Plan?***

Policy CS10 of the CSUCP requires 19,000 gross (17,000 net) new homes to be delivered in Newcastle 2010-30. The Approach to Housing, Employment and Mixed Use Allocation Paper (HEA) (SD11, 10) sets out the number of homes already delivered since 2010, current commitments and the residual requirement (of 2,100 homes) to 2030 (Fig. 2.). Policy CS11 plans for providing a range and choice of homes to meet housing need and improve the housing offer in the City. Homes will range across type, size and tenure to cater for a mix of different households including families with children, single person households, older people and those with specific needs. Policies CS3 and CS9 seek to invest in housing development in Neighbourhood Opportunity Areas and existing communities to promote choice and renewal (pages 49-51,75) (SD11, 5).

DAP Policy DM 5 site allocations will complement the allocations in the CSUCP and help deliver both the quantitative (assumed capacity of over 4,000 homes) (para. 4.1.2) (Pre Submission DAP) (SD11, 6) and qualitative housing requirements in the strategic policies of CSUCP.

#### ***3.2 Is there a sufficient range and choice of sites allocated in the Plan in terms of location, type and size, to provide adequate flexibility to meet the CSUCP housing requirement for Newcastle to 2030? Would the housing allocations ensure that the Plan would be consistent with the Framework, insofar as it seeks to boost significantly the supply of housing?***

The allocation sites range in size from 0.17 to 33.35ha. (or assumed capacity 10 to 1,400 dwellings), located across each of the geographic quarters of the City, within neighbourhoods and rural and village character areas (DAP Fig.4) (6), and a mix of

brownfield and greenfield sites. The sites will complement the strategic allocations in CSUCP Growth Areas and city centre in the Urban Core. Overall, there is considered to be range and choice of homes proposed across the City varying in offer and sales values. See Map of sites distribution at Appendix 2 of this statement.

The Approach to Housing and Employment Allocation Paper (HEA) (paragraphs 2.5 to 2.13) (SD11, 10) identifies the assumed capacity of DAP DM5 housing site allocations as 4,200 dwellings and builds in a 100% buffer in excess of the residual housing requirement of 2,100 dwellings to 2030- an approach that strives to boost the supply of land for housing ( paragraph 59 NPPF) and yet at the same time is considered resilient to change and allows for delayed or non-delivery.

**3.3 *What is the expected timescale for development in terms of lead in times and annual delivery rates, are these assumptions realistic and supported by evidence? Is the supply of housing sufficiently flexible in the event of non-delivery of allocated sites?***

The Housing and Economic Land Availability Assessment (HELAA) (SD11, 26) Appendix 7 (SD11, 33) and Figure 26, records the past City gross and net housing completions since 2010. Historical under delivery up to 2014/15 has been replaced with an increased pace of new build within the urban area. The majority of the CSUCP Growth Areas have gained at least partial planning permission (CSUCP NN1, NN2, NN4, NV1, NV2, NV3) of which 7 sites are under construction (by 31 March 2019). Annual delivery rates (gross) in the City increased from approximately 500 per year in the first phase of the CSUCP plan period (2010/11-2013/14) to approximately 1,000 per year by 2016/17 (Figure 21) (HELAA) (SD11, 26) and is expected to continue for the duration of the plan period. Forecast delivery within the 15 year trajectory of supply from 2018/19 to 2032/33 is identified as 19,635 dwellings (see Figure 1, Appendix 3 of this statement).

The HELAA assessment incorporates assumed site based build out rates and lead in times, and is aligned to guidance in the PPG (ID 3-023-20140306). Site based evidence is derived from assessment of the circumstance of each site, including information from the Council's Housing Delivery Programme, developer intentions and recent trends of completions. An average lead in of 2 years from planning permission to first completion on site is assumed and build out assumptions are included in Figure 11, (HELAA) (SD11, 26) - where most appropriate the HELAA assumptions are used. Build -out rates and lead in times are tested against recent completions, see Figures 2 and 3 in Appendix 3 of this statement.

The DAP builds in a 100% allocation buffer for flexibility and takes a cautious approach to the potential for non-delivery, assuming a discount of 10% of permitted schemes in the low and Low Mid viability areas. Analysis of the lapse rate of residential planning applications is included in Appendix 3 of this statement (Fig. 4). Moreover, the identified residual plan requirement (Fig. 2, page 4, HEA) (10.) has now narrowed with new build completions in the City for 2018/19 recorded at 986 (net) /1,063 (gross) (or 667 (gross) 590 (net) minus DAP and CSUCP site completions). Appendices 1 & 5 include updated information on the number of DAP sites that have now secured planning permission (2,656 units) (as of 4 June 2019), and of those sites under construction (permissioned site capacity 818 units) the total site completions as of 1 April 2019 is 172 units.

**3.4 *Was the methodology used to assess and select the proposed site allocations appropriate? Were reasonable alternatives considered and tested?***

Policy DM5 has evolved during the plan making stages, the site selection methodology was developed and applied to all the sites in the HELAA (October 2016) (considered suitable, available and achievable for housing) against the key principles of site selection (HEA) (section 4) and then further site assessed for sustainability and viability (incorporating DAP plan policy on costs) and deliverability. The methodology assessed the site based constraints and the need for infrastructure and mitigation. Site specific open space and housing needs assessments were carried out where relevant and, cumulative infrastructure impact of development was assessed. The Infrastructure Delivery Plan DAP (2018) (SD11, 168) summarises the conclusions of the infrastructure review of the impact of the allocation sites by type of infrastructure.

Submitted responses from the sustainability appraisal consultants and stakeholders were considered and omission sites reviewed prior to proposed allocation within the Pre-submission DAP.

Two main alternatives approaches were considered as identified in the SD7 Compliance Statement (page 83) relating to allocating more or less sites and capacity. The approach taken to allocate sites building in a capacity buffer to allow for delayed or non-delivery is considered appropriate given under delivery that occurred in the city prior to 2014/15. Policy DM5 was prepared to provide certainty and flexibility of delivery to sustain the recent delivery trend.

**3.5 *Are the reasons for selecting the preferred sites and rejecting alternative sites clear and consistent?***

Submitted responses from the sustainability appraisal consultants and stakeholders were considered and omission sites reviewed prior to proposed allocation within the Pre submission DAP (SD11, 6). Additional sites were included for allocation at this stage, having given due consideration against the key principles of allocation, sustainability appraisal and assessment against the methodology.

Clarification on reasons why specific supply sites were not selected for allocation were identified and included in the evidence base for public consultation at both Regulation 18 and 19 stages of plan making (HEA, Appendix 2) (SD11,10). For individual site profiles and conclusions for allocation on each of the DAP DM5 sites see the Housing Allocation Assessment (HEA, SD11, 11). The SD7 Compliance Statement summarises the consultation representations and responses (See Table DM5(B), page 88-99).

**3.6 *Are the proposed housing site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts? Is there any risk that any infrastructure requirements, site conditions and/or constraints might prevent or delay development or adversely affect viability and delivery? Can suitable mitigation measures be achieved in order to address any potential adverse effects identified? Are these assumptions realistic?***

The allocations are considered appropriate and justified with considerable work undertaken to assess constraints and infrastructure requirements. Many of the allocation sites have now benefited from planning consents (sites 11, 15, 16, 17, 19, 20, 21, 27, 29, 30, 31 & 41) and of those construction has commenced on 4 sites (sites 11, 15, 16 & 30). The remaining DM5 sites have been assessed for the plan, taking due diligence to assess constraints, infrastructure requirements and adverse impacts, being informed by evidence. Mitigation measures have been considered as necessary and are considered to have minimal impact on capacity and viability and delivery. In Appendix 4 there is a summary table including data drawn from a number of sources including the Housing Allocation Assessment (Appendix 5, HEA) (SD11, 11), the Development Principles (SD11, 42); DAP supporting evidence; and supporting site based studies (including developer submissions, pending planning applications and pre application data). The preparation of policy compliant Development Principles has informed the assessment of deliverability and the Viability and Deliverability Report (SD11, 166) viability appraisals allows for appropriate contingency and abnormals.

Inherent risks to delivery and build out are mitigated by the Council's facilitation of 26 of the allocation sites, the North of Tyne Mayoral Combined Authority's Housing and Land Board (oversight of delivery aligned with investment towards housing and regeneration) and the adoption of the Community Infrastructure Levy to help fund citywide infrastructure.

**3.7 *A considerable number of the proposed site allocations appear to be rolled forward from the Walker Riverside and Benwell Scotswood Area Action Plans which were adopted in 2007 and 2009 respectively. Are these sites deliverable?***

The Walker Riverside and Benwell Scotswood Area Action Plans incorporated 47 housing allocations sites, many of which have been delivered. However, whilst the AAPs were adopted (plan period up to 2021-24) setting clear development priorities the Housing Market Renewal Programme ceased, a recession suppressed delivery and alternative delivery routes needed to be identified. Since then the Council has made significant changes in the way it seeks to bring forward the delivery of housing across the city and contributed to meeting the City's housing targets (see chapter 10) (Viability and Deliverability Report) (SD11, 166).

In 2009 the Council and Your Homes Newcastle established Leazes Homes as a charitable subsidiary, along with the Newcastle Developer Framework as a response to the market downturn. In 2012-14 the Council approved a series of measures to facilitate delivery of sites in the urban area (including brownfield sites and in regeneration areas) including the Housing Land and Asset Plan (to identify its pipeline of sites and manage the delivery process in a proactive manner); and the Housing Delivery Partnership Framework (to enable the Council to work with Developers and Registered Providers to bring forward new homes on land owned by the Council). Delivery mechanisms are supported by the Future Homes Fund (a capital budget to be used to facilitate the delivery of sites that would contribute to meeting housing needs); the Housing Revenue Account, Investment Partner status with Homes England and the North of Tyne Combined Authority Housing Land and Asset Board chaired by the Head of Homes England.

In contrast to the prescribed approach to site capacity, phasing and design code established in the Walker Riverside AAP, the Council (and DAP) take a more flexible approach to facilitating delivery ( see DAP paragraph 4.1.5), and this approach has

enabled improved performance. Remaining AAP allocation sites have been assessed as part of the DAP site allocation methodology and 19 of deliverable/ developable sites are proposed for allocation in the DAP.

**3.8 *With regard to Site 25 at Land to the South of Hallow Drive Throckley, would allocation of this site be justified? What alternative children's playspace is available in the locality?***

The site is considered to be suitable, available and anticipated to be viable (achievable) (in accordance with NPPF (para. 67) and PPG stage 2 assessment (ID - 3-019—20140306 to 3-022-20140306). The allocation meets the principles of site selection and contributes to a supply of small and medium sites, required by NPPF as part of the overall mix of sites in a given area. It can be built out relatively quickly (NPPF Para. 68); it is over 0.25 ha in size; located in the outer neighbourhoods area of the city where there are relatively few allocation sites. It is also sited in a sustainable location within an existing residential area and scores well for access to local facilities. The site is available and can be delivered through Council delivery mechanisms.

An Open Space Assessment for Hallow Drive has been prepared to inform this allocation (SD11, 146). The Hallow Drive site is currently an area of amenity green space with a goal post for informal kickabout. The site is within walking distance to other areas of amenity green space including Tillmouth Park Road which also have an area of informal kickabout. There is also play space at Tillmouth Park Play Area. This play area includes modern play space and is approximately 400m away from Hallow Drive (within the proposed access standard for Children's play space) (600m or 12-13 minutes' walk). The Open Space Assessment (Reference 138-143) prepared to inform the DAP found that the Callerton and Throckley ward has a sufficient supply of amenity green space and children's play space. The SD7 Compliance Statement summarises the consultation representations and responses (See Table DM5(B), page 88-99).

**3.9 *With regard to Site 40 Land to the north of Thornley Road, West Denton and Site 41 Land to the south of Hartburn Walk, Kenton, does the need for housing, including specialist/affordable housing, outweigh the loss of protected open space on these sites? What re-provision of open space would be made?***

The Council considers the need for specialist and affordable housing does outweigh the loss of protected open space (subject to appropriate and re-provision of open space and 30% of dwellings provided for specialist and / or affordable housing). These sites are proposed for development by Council's Fairer Housing Unit which was set up to accelerate the pace of housing development to meet the needs of the City, responding to the evidenced need for affordable and specialist accommodation (See pages 11-13, SHMA) (SD11, 50). Included in Figure 5 at Appendix 3 of this statement is the historical completions for affordable and specialist accommodation in Newcastle which are substantially lower than the assessed need (average of 396 net affordable dwellings per annum) and 1,430 additional bedspaces for specialist older person housing (2015-30)(SHMA p11 and 162) (SD11, 50).

The Housing Needs Assessments (SD11, 53) conclude that the Thornley Road site allocation is required to meet the needs of people over 55 and those with a care and support need in the local ward. The Hartburn Walk site is required as local evidence

points (SD11, 44) to a significant unmet demand for a greater range of affordable accommodation to meet the varied requirements of the high number of older people in the ward. Both sites are proposed to include community cluster development for people over 55 and specialist accommodation.

An Open Space Assessment has also been prepared for both Hartburn Walk and Thornley Road (SD11, 145 and 149). As set out in Policy DM5 and the supporting text at paragraph 4.1.11 decisions on the re-provision of open space would be considered following receipt of an open space assessment submitted as part of a planning application and based on the type and scale of development and the quantum, quality and accessibility of open space within the local area. This allows for decisions regarding replacement provision to be made on a case by case basis and responding to changing circumstances over the plan period. Although both sites would result in the development of open space, both sites have been identified as having a good sustainability score in the Sustainability Appraisal (SD11, 1-4). A good sustainability score means that the appraisal of these sites against sustainability objectives ranks as overall beneficial including accessibility to jobs, facilities, goods and services.

**3.10 *Is the Plan effective and consistent with paragraph 16(d) of the Framework with regard to the lack of indicative housing numbers for housing site allocations in the Plan? Are the assumptions regarding the capacity of the sites in terms of housing numbers and net developable areas justified and what are the assumptions based on?***

Policy DM5 is considered to be both compliant with national policy and the CSUCP, in making provision to meeting objectively assessed needs for housing. The Policy states the site name and gross site area, is defined on the Policies Map and is clear on the acceptable use of the site allocation (see also Minor Modification No. 25) (SD3). This approach is considered appropriate providing flexibility to allow a range of design solutions to be considered and to be sufficiently flexible to adapt to rapid change (NPPF Paragraph 11.a). Evidence base assumptions of capacity and net site area have been derived from the HELAA assumptions calculator (paragraphs 3.27 to 3.35) (HELAA) (SD11, 26) and adjusted as necessary. The assumptions themselves have been tested against planning applications and permissions data and are considered robust with just a 2-5% overall variation (see Appendix 5 of this statement).

**3.11 *What status do the development principles have? How have the constraints identified in those development principles affected the capacity of sites?***

The Development Principles (SD11, 42) are supporting evidence to the DAP and are a tool to assess site deliverability and guide development. The Development Principles assessments are derived from urban design analysis of the allocation sites taking into account DAP policy compliance. They seek to clarify the spatial impact of constraints and mitigations, drawing upon wider HELAA evidence and preapplication information. Assumption based site capacity is normally updated in the HELAA by the total approved site capacity once the site benefits from extant planning permission (see Appendix 5 of this statement). Site specific urban design capacity testing has also been undertaken to corroborate assumption based methodology, for example for DM5 site No. 3(1243 -1293 Walker Road) and site No. 7 (Former Wharrier Street Primary School) where urban design layouts indicate assumed capacity could be achieved despite the presence of constraints. Developer evidence has also been utilised to

corroborate site capacity of private sites.

**3.12 *With regard to Site 15 Land to the south of Brunton Lane (Cell D) Newcastle Great Park, what is the capacity of this site, bearing in mind the permissions for 504 units?***

Site 15 benefits from a number of planning permissions with the outline consent granted in 1999 (1999/1300/01/OUT) for 2,000 dwellings across the wider Newcastle Great Park area (allocated in the UDP) (formerly known as Northern Development Area). Cell D is the last of the housing phases to be built with a limitation on the number of units that could be delivered by reserved matters under the Outline consent. The adjoining Cell F (Phase 1) has been consented with a higher density of 52 dwellings per hectare.

Supporting evidence to reserved matter (1999/1300/236/RES) (for 492 units) included a transport assessment which tested the overall capacity of the site at 600 units. Since then a further permission has been granted for additional 12 units, with a further planning application pending (33 (net) dwellings) (see Appendix 1 of this statement) The assumed capacity of 600 units reflects the proposed residential mix of larger plots and anticipated subsequent additional units, however, the current consents are for a total of 504 units.

**3.13 *Has the SA adequately assessed the housing allocations against relevant environmental, social and economic objectives?***

The assessment of the housing allocation sites adequately and proportionately assessed the sites against the relevant environment, social and economic objectives. Like the employment allocations sites, the methodology for assessing each of the allocated sites (both employment and housing) involved first the creation of Allocation Sites Appraisal Criteria found in Appendix F of the SA (SD11, 3 &4). Sites Appraisal Criteria were developed based on the sustainability objectives in order to ensure that each of the allocated sites were assessed against the same criteria without bias and that the criteria considered each of the sustainability objectives.

The sites then received an overall sustainability score in the Allocation Sites Appraisal table found in Appendix G of the SA (SD11, 4) Site specific comments were also included in the comments section of the Allocation Sites Appraisal table. The Council responded to these comments as documented in the SD7 Compliance Statement Table DM(C) (page 99-116). The site SA assessments contributed to the checking of site constraints in the Housing Allocation Assessments (HEA Appendix 5) (SD11, 11) and the Development Principles (SD11, 42), such as reference to the wider context of listed buildings or relevant SFRA recommendation.

**3.14 *Should reference be made in policy DM5 to the scope for provision of further housing on unallocated sites within the plan period?***

Paragraph 4.1.2 of the Pre-Submission DAP (SD11, 6) states that Policy DM5 does not preclude other sites from coming forward for housing provided it complies with all relevant Local Plan policies. This reflects the flexible approach to delivery in the DAP, allowing land use to adapt to rapid change, and the advance of diverse uses/ models of development (NPPF Paragraph 11.a). The text could be inserted into the Policy itself if the Inspector considers it appropriate.

**3.15 *Should a greater mix of uses be accommodated on housing site allocations?***

A mix of uses can be accommodated on housing allocation sites, see Minor Modification (No. 25) (SD3) proposed to the Pre-Submission plan which allows other forms of specialist residential accommodation to meet the city's needs. This would include Use Class C2 Residential Institutions which would help to meet the needs of an ageing population.

***Accessible and Adaptable Housing (Policy DM6)***

**3.16 *Is Policy DM6 positively prepared, justified, effective and consistent with national policy and guidance and with the CSUCP?***

Policy DM6 is considered to be positively prepared, justified, effective and consistent with national policy. It helps to deliver CSUCP Policy CS11(2). See the relevant summary responses in the SD7 Compliance Statement, pages 117-126 (positively prepared, page 118), (justified page 121-122) (effective page 124) (consistent with national policy, pages 125-126). The Council considers Policy DM6 responds appropriately and proportionately to the housing needs evidence of demand in the SHMA (SD11, 50 and 55), to deliverability in the Viability and Deliverability Report (SD11, 166) and has been prepared with due diligence in plan making by consulting on the supporting evidence and the Housing Needs and Standards (HNS) (SD11, 40) paper at both Regulation 18/ 19 stages of consultation and at each stage reviewing evidence in response to stakeholder responses.

The SD7 Compliance Statement summarises the consultation representations and responses (See Table DM6, page 127-130).

**3.17 *Is there a clearly identified need for 25% of all new homes on developments of 11 or more housing units to be built to accessible and adaptable standard and is this supported by viability evidence?***

The Council considers Policy DM6 responds appropriately and proportionately to the housing needs evidence of demand in the SHMA (SD11, 50 and 55), to deliverability (and viability) in the Viability and Deliverability Report (SD11, 166). See relevant summary response in the SD7 Compliance Statement (pages 121-123) (justification) (points 1)-8)).

**3.18 *Should there be any flexibility in Policy DM6?***

The DAP at paragraph 4.2.6 provides flexibility in the application of Policy DM6 where step free access is not feasible within a scheme, in accordance with the PPG (ID 56-008-20160519). Further flexibility is provided with the option of off site contributions towards meeting the needs of the city, where application of M4 (2) standards would inhibit otherwise acceptable design.

**3.19 *If requiring off-site contributions towards accessible and adaptable homes if they would not be deliverable on site, should this be addressed in Policy DM6? Is this a reasonable approach?***

Off site contributions is expected to be an option for a relatively small number of

development schemes and thus the text is included in the supporting text at 4.2.6. However, if the inspector considers it more appropriate within the main policy itself this is also considered acceptable.

### **3.20 *Is there a need for a transitional period in applying Policy DM6?***

There is no requirement in plan making to include a transitional period in applying new policies, as there is a duty on developers to respond to updated national and local policy until such time as development gains planning permission. The exception to this relates to the Nationally Described Space Standard (NDSS) (PPG ID -56-020-20150327) (SD11, 46), however, the transitional guidance does not apply to accessible and adaptable standards. Furthermore, given the level of need for M4 (2) standard (60% of all dwellings (2015-30)) (Fig. 6, Page 13, SHMA) (SD11, 50) and the scale of homes that have yet to gain planning permission within 10 CSUCP strategic growth area sites (assumed capacity of over 3,100 dwellings), it is not considered appropriate to make exceptions to Policy DM6.

### ***Space Standards (Policy DM7)***

### **3.21 *Does Policy DM7 reflect all elements of the Nationally Described Space Standards (NDSS)?***

Yes, policy DM7 is worded to reflect full compliance with the NDSS and to futureproof any further amendments to NDSS, and thus remain up to date and aligned to Government standards. Policy DM7 applies to all new build homes and conversion to dwellings, except for the exclusion in 'Technical housing standards- nationally described space standard' (March 2015), (Notes 4.furnished layouts). The Build to Rent Addendum (SD11, 41) responds to updated PPG Build to Rent (ID-60-011-20180913) and clarifies that the evidence does not support the need to dis-apply NDSS development types (build to rent), owing to the small sizes in recent schemes.

### **3.22 *Has the need to use the NDSS and the effect of Policy DM7 on viability been adequately demonstrated?***

The Council has undertaken a review of measurements of completed schemes, testing of notional residential schemes and allocations sites using average NDSS floorspaces. The Viability and Deliverability Report (SD11, 166) found the impact of adopting NDSS on viability was minimal and was not sufficient to change the viability of development or to undermine the deliverability of the plan. The Gateshead and Newcastle upon Tyne Compliance with NDSS Targets and Implementation of the Standard (SD11, 54) report was produced to further clarify evidence of need for NDSS. See the evidence summary in the SD7 Compliance Statement (justification points 1)-11), pages 136-137) (Consistent with national policy, points 3)-6), pages 139-140). The SD7 Compliance Statement summarises the consultation representations and responses (See Table DM7, pages 142-145).

### **3.23 *Is the proposed transitional period appropriate?***

The transition period of 1 year from adoption is included for consistency with PPG (ID -56-020-20150327). The time period is considered reasonable and consistent with other local plans where a transitional period is proposed, including Cotswold District Local Plan (adopted August 2018) (paragraph 8.1.4); North Tyneside (adopted July

2017) (paragraph 7.109); and neighbouring authority local plans at examination- Sunderland Core Strategy and Development Plan and Gateshead Council Making Spaces for Growing Places. The Compliance Statement (SD7) summarises the consultation representations and responses (see Table DM7, pages 142-145).

### ***Campus for Ageing and Vitality (CAV) Site (Policy DM9)***

#### ***3.24 Is there sufficient clarity within Policy DM9 on the expected mix and proportion of uses to allow a masterplan to be developed?***

Policy DM9 is proposed as a mixed use site, part of which has recently been developed for medical, scientific, and research facilities associated with Newcastle University. The CSUCP (paragraph 16.40, p178) identifies the connections between the CAV (formerly known as the General Hospital site) and the Helix (Science Central) to attract science and research led mixed-uses as a catalyst for wider regeneration.

The Council are committed to ensuring that the CAV site is developed as part of a comprehensive mixed use scheme which is fully integrated with the existing Research & Development uses on the site. The exact quantum of development will need to be considered as part of a future masterplanning exercise. The Council removed from the policy a prescribed requirement for 2.2 ha of employment land (included in the Draft DAP (2017)) to allow for sufficient flexibility and respond to rapid change, however this should not be at the expense of the advance of the knowledge driven regeneration.

#### ***3.25 Is the boundary of the CAV site justified?***

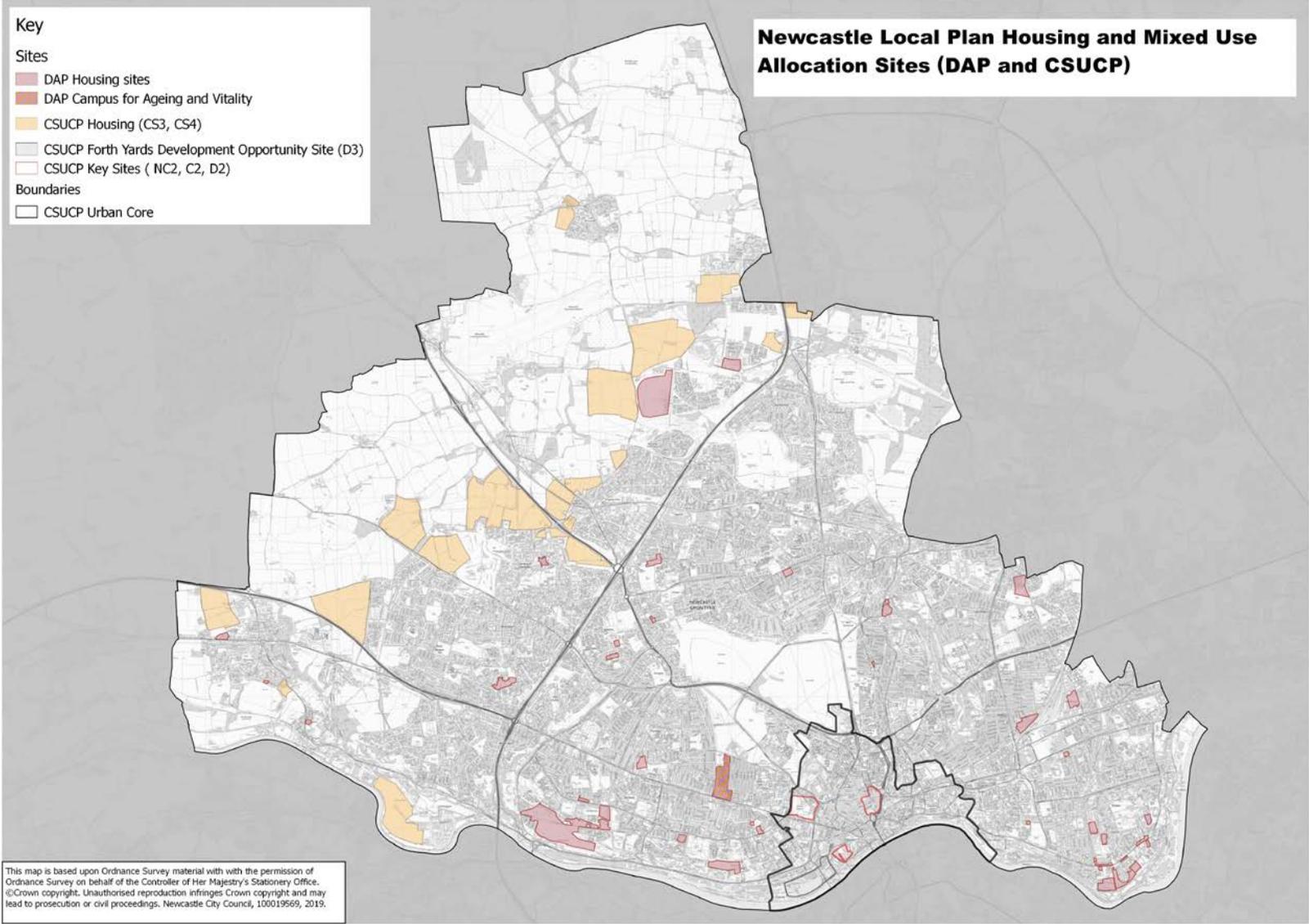
Yes. The boundary of the CAV site covers the whole of the original Newcastle General Hospital site. The justification for identifying the entirety of the site is based around the need to ensure that the southern development area within the site is in accordance with a comprehensive masterplan, which covers the whole site. See attached map of the site at Appendix 6. The need to consider the context of existing heritage assets, protection of trees and enable public access necessitates the need for a comprehensive and integrated approach to the development and masterplanning of the site.

# Appendices

## Appendix 1 - Table of DM5 Allocation Sites: Planning Application Status Update

| APPENDIX 1 POLICY DM 5 DAP HOUSING SITES - PLANNING STATUS UPDATE (4 June 2019) |                 |  |                                   |                                |   |                            |          |
|---|-----------------|--|-----------------------------------|--------------------------------|---|----------------------------|----------|
| Allocation Number   | HELAA Reference | Site Name  | Planning Status at DAP Submission | Planning Application Reference | Current status  | Date of Decision/ Approval | Capacity |
| 3   | 1103            | Site of 1243-1293 Walker Road, Walker                            | No status                         | 2019/0248/01/DET               | Minded to Grant , subject to s106                               | 31/05/2019                 | 24       |
| 7   | 4282            | Former Wharrier Street Primary School, Walker                    | Pending                           | 2019/0069/01/DET               | Minded to Grant, subject to s106                                | 12/04/2019                 | 36       |
| 11  | 4263            | Former Belmont Street Church, Walker                             | Permissioned                      | 2018/1222/01/DET               | Under construction  | 16/11/2018                 | 15       |
| 15  | 2643            | Land to south of Brunton lane ( Cell D), Newcastle Great Park    | Permissioned                      | 1999/1300/288/RES              | Pending application- additional dwellings ( 55) gross ( 33) net | N/a                        | 33       |
| 19  | 2572            | Site of 22-140 Roundhill Avenue, Blakelaw                        | Pending                           | 2018/0571/01/DET               | Planning permission   | 01/03/2019                 | 48       |
| 27  | 3051            | Former Newbiggin Hall shopping Centre, Newbiggin Hall            | Pending                           | 2018/0640/01/DET               | Planning permission   | 22/03/2019                 | 43       |
| 29  | 4484            | Former Westgate Community College (north), Grange Street, Fenham | Pending                           | 2018/1145/01/DET               | Planning permission   | 31/05/2019                 | 39       |
| 39  | 1294            | Land to west of Roman Avenue                                     | No status                         | 2019/0655/01/DET               | Pending   | N/a                        | 24       |
| 41  | 5392            | Land South of Hartburn Walk, Kenton Bar Estate                   | Pending                           | 2019/0094/01/DET               | Planning permission   | 01/03/2019                 | 25       |

# Appendix 2 - Distribution of Newcastle Local Plan Housing ( and Mixed Use) Allocation



## Appendix 3 - HELAA Assumptions, Delivery, and Monitoring Data

**Fig. 1 - HELAA Trajectory of Forecast Delivery**

| 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2031/32 |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1295    | 1388    | 1121    | 1260    | 819     | 1503    | 1723    | 1790    | 1965    | 1657    | 1694    | 1374    | 831     | 675     | 540     |

Note – data excludes assumed release of student accommodation.

**Fig. 2 - Lead In times (Use Class C3)**

| Site Size                      | Average Number of Weeks |                   |   |
|--------------------------------|-------------------------|-------------------|---|
|                                | Start on Site           | First Completions | Difference Between Start on Site and First Completion |
| Sites with less than 100 units | 46                      | 90                | 45  |
| Sites with more than 100 units | 55                      | 64                | 28  |

**Fig. 3 - Site Based Build Rates (Use Class C3)**

| Delivery Assumptions                |                            | Past Completions- Average per annum |         |         |         |         |         |
|-------------------------------------|----------------------------|-------------------------------------|---------|---------|---------|---------|---------|
| Site size                           | Assumed Average Build Rate | 2014/15                             | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Average |
| <100 dwellings                      | 35                         | 26                                  | 30      | 33      | 29      | 30      | 30      |
| 100-500                             | 50                         | 59                                  | 95      | 70      | 55      | 50      | 66      |
| Newcastle Great Park (2,000 units+) | 90-275                     | 223                                 | 263     | 212     | 167     | 257     | 224     |

**Fig. 4 - Lapse Rate (Use Class C3)**

| Year  | 2013/14 | 2014/15 | 2015/16 | Average |
|---|---------|---------|---------|---------|
| Planning Permissions Granted (dwellings)          | 1029    | 667     | 1630    | 1109    |
| Year  | 2016/17 | 2017/18 | 2018/19 |         |
| Started on site (dwellings)                       | 923     | 546     | 1155    | 875     |
| Subsequent Planning Approval/ Renewal (dwellings) | 989     | 610     | 1566    | 1055    |
| Lapsed Permissions (dwellings)                    | 34      | 48      | 58      | 47      |
| Lapsed Permissions Rate (%)                       | 3.3     | 7.2     | 3.6     | 4.7     |

**Fig. 5 - Affordable Housing and Specialist Completions**

| Accommodation Type                                | 2015-16 | 2016-17 | 2017-18 | 2018/19 | Total        | Average p.a. (2015/16-2018/19) |
|---|---------|---------|---------|---------|--------------|--------------------------------|
| Affordable Housing Gross Dwellings                | 134     | 325     | 447     | 213     | <b>1,119</b> | <b>280</b>                     |
| Specialist Accommodation (Use Class C2) Bedspaces | 70      | 335     | 172     | 250     | <b>827</b>   | <b>207</b>                     |

## Appendix 4 - DM5 Housing Site Constraints and Mitigations

| DAP Site No. | HELAA Site Ref. | Site Name                             | Site Capacity Assumption | Key Potential Constraints  | Infrastructure Requirements or adverse impacts  | Mitigation Measures   | Private/Public/ FHU site | Delivery Mechanism             |
|--------------|-----------------|---------------------------------------|--------------------------|--|---|---|--------------------------|--------------------------------|
| 1            | 1102            | Former Stack Public House             | 28                       | <ul style="list-style-type: none"> <li>HSE Middle and Outer Zones</li> <li>SFRA identified site is in a 1 in 1000 surface water flood risk area</li> <li>Water main and public sewer cross site</li> </ul>   | Access to the adjoining public highway  | No measures required for HSE zone (HSE does not advise, on safety grounds against the granting of planning permission). Layout should take account of topography and surface water flows and sewer. Drainage Strategy at planning application will inform site layout and attenuation if required. NWL have provided guidance on easement for sewer and water main.   | Places for People        | NCC Housing Delivery Programme |
| 2            | 1129            | Lamb Street, Walker                   | 30                       | <ul style="list-style-type: none"> <li>SFRA identified site is in a 1 in 30 surface water flood risk area</li> <li>Topography – site slopes down at each side of Lamb St</li> <li>Semi-mature trees on site</li> <li>Wildlife enhancement corridor</li> <li>Water main and public sewer cross site</li> </ul>  | Access to the adjoining public highway  | Layout should take account of topography, surface water flows, attenuation SUDS, existing trees and sewer. A drainage Strategy at planning application will inform site layout and attenuation. NWL have provided guidance on easement for sewer and water main. Tree survey would be required at application stage. Site is of low ecological value, mitigation will be informed by an ecological assessment at planning applications stage. | NCC/FHU                  | NCC Housing Delivery Programme |
| 3            | 1103            | Site of 1243-1293 Walker Road, Walker | 20                       | <ul style="list-style-type: none"> <li>Mature trees around perimeter of site</li> <li>Wildlife Enhancement Corridor</li> <li>Strategic Flood Risk Assessment identified site is in a 1 in 1000 surface water flood risk area</li> <li>Public sewer crosses site</li> </ul>   | Planning application is minded to approve subject to signing of S106 agreement. Infrastructure mitigation/ compensation measures have been considered through the planning application process. |   | Places for People        | NCC Housing Delivery Programme |
| 4            | 1121            | Land at 1450-1560 Walker Road, Walker | 10                       | <ul style="list-style-type: none"> <li>HSE Middle and Outer Zones</li> <li>SFRA identified site has a 1 in 1000 surface water flood risk area</li> <li>Water main and a public sewer cross site.</li> <li>Possible demolition materials from previous buildings on site. Filled clay pits in locality though these should have ceased gassing. Mining in area so possible being undermined and possible mine gas.</li> </ul> | Access to the adjoining public highway  | No measures required for HSE zone (HSE does not advise, on safety grounds against the granting of planning permission). Layout should take account of surface water flows and inform location of attenuation location. NWL have provided guidance on easement for sewer and water main.   | NCC/FHU                  | NCC Housing Delivery Programme |
| 5            | 1124            | Land at Calbeck Avenue, Walker        | 176                      | <ul style="list-style-type: none"> <li>SFRA identified site is in a 1 in 30 surface water flood risk area</li> <li>Wildlife enhancement corridor and adjacent to Walker Riverside Local Wildlife Site (LWS)</li> <li>Topography – site slopes steeply to the south west of the site</li> <li>Water main and a public sewer cross site</li> </ul>   | Access to the adjoining public highway  | Layout will need to take topography and surface water flows into account. NWL have provided guidance on easement for sewer and water main. Important that trees and woodland are retained and managed as they provide an important buffer to LWS. Priority species may be present and full ecological surveys would be required as part of any future development. Clear landscape plan will be required at planning application stage.       | Places for People        | NCC Housing Delivery Programme |
| 6            | 3399            | Land at 262-314 Church Street, Walker | 19                       | <ul style="list-style-type: none"> <li>Mature trees to eastern boundary</li> <li>SFRA identified site is in a 1 in 1000 surface water flood risk area</li> <li>Water main and public sewer cross site</li> </ul>   | Access to the adjoining public highway  | Tree Survey required to inform Retention/protection of trees. Drainage strategy will inform site layout and surface water attenuation. NWL have provided guidance on easement for sewer and water main.   | NCC/FHU                  | NCC Housing Delivery Programme |

| DAP Site No. | HELAA Site Ref. | Site Name   | Site Capacity Assumption | Key Potential Constraints  | Infrastructure Requirements or adverse impacts | Mitigation Measures  | Private/ Public/ FHU site | Delivery Mechanism             |
|--------------|-----------------|---|--------------------------|--|--|--|---------------------------|--------------------------------|
| 7            | 4282            | Site of former Wharrier Street Primary School, Walker | 45                       | <ul style="list-style-type: none"> <li>• Mature trees around northern perimeter and south east corner of site</li> <li>• Wildlife Enhancement Corridor</li> <li>• SFRA identified site is in a 1 in 1000 surface water flood risk area</li> <li>• Water main and public sewer cross site</li> </ul>                  |  | Planning application is minded to approve subject to signing of S106 agreement. Infrastructure mitigation/ compensation measures have been considered through the planning application process.  | Places for People         | NCC Housing Delivery Programme |
| 8            | 5996            | Land at Sandwich Street/Walker Road, Walker           | 14                       | <ul style="list-style-type: none"> <li>• HSE Middle and Outer Zones</li> <li>• SFRA identified site is in a 1 in 1000 surface water flood risk area</li> <li>• Water main and public sewer cross site</li> </ul>   | Access to the adjoining public highway         | No measures required for HSE zone (HSE does not advise, on safety grounds against the granting of planning permission). NWL have provided guidance on easement for sewer and water main. Drainage Strategy will inform site layout and surface water attenuation.  | NCC/FHU                   | NCC Housing Delivery Programme |
| 9            | 4430            | Land at Pottery Bank, Walker                          | 73                       | <ul style="list-style-type: none"> <li>• HSE Middle and Outer Zones</li> <li>• Wildlife Enhancement Corridor and adjacent to Walker Riverside Local Wildlife Sites (LWS)</li> <li>• SFRA identified site is in a 1 in 100 surface water flood risk area</li> <li>• Water main and public sewer cross site</li> </ul> | Access to the adjoining public highway         | No measures required for HSE zone (HSE does not advise, on safety grounds against the granting of planning permission). NWL have provided guidance on easement for sewer and water main. An Ecological Assessment at planning application stage will inform specific ecological mitigation. Trees must be retained and managed to provide a buffer to the LWS and it is recommended that the area below Merton Road is not developed due to its proximity to the LWS and is retained and managed as open space.  | NCC/FHU                   | NCC Housing Delivery Programme |
| 10           | 1148            | Land east of Pottery Bank, Walker                     | 43                       | <ul style="list-style-type: none"> <li>• HSE Major Hazard Zones</li> <li>• Wildlife Enhancement Corridor and adjacent to Walker Riverside Local Wildlife Site (LWS)</li> <li>• Possible archaeology at east end of site</li> <li>• Water main and public sewer cross site</li> <li>• Former landfill site</li> </ul> | Access to the adjoining public highway         | Hazardous Substance Consent - confirmation of revocation from SoS awaited. Preliminary site investigations completed, no significant issues identified. Site is within a Wildlife Corridor and adjacent to Walker Riverside LWS. The trees and woodland belt along the southern boundary must be retained and managed as they provide an important buffer and it is recommended that the southern area is not developed due to its proximity to the LWS and is retained and managed as Open Space. Full ecological assessments would be required as part of any planning application. Ecological surveys should provide dingy skipper surveys. Possible archaeology investigation required to inform mitigation. NWL have provided guidance on easement for sewer and water mains. | NCC/FHU                   | NCC Housing Delivery Programme |
| 11           | 4263            | Former Belmont Street Church, Walker                  | 10                       | <ul style="list-style-type: none"> <li>• Wildlife Enhancement Corridor</li> <li>• SFRA identified site is in a 1 in 100 surface water flood risk area</li> <li>• Site near to a sewerage pumping station</li> </ul>  |  | Infrastructure mitigation/ compensation measures have been approved through planning application and development is on site.   | NCC/FHU                   | NCC Housing Delivery Programme |

| DAP Site No. | HELAA Site Ref. | Site Name  | Site Capacity Assumption | Key Potential Constraints  | Infrastructure Requirements or adverse impacts  | Mitigation Measures  | Private/Public/ FHU site | Delivery Mechanism             |
|--------------|-----------------|--|--------------------------|--|---|--|--------------------------|--------------------------------|
| 12           | 5305            | Land to the east of Matthew Bank, South Gosforth                         | 52                       | <ul style="list-style-type: none"> <li>Listed Building (Grade II) adjoining the site</li> <li>Jesmond Dene Local Wildlife Site (LWS)</li> <li>Wildlife enhancement corridor</li> <li>Strategic Flood Risk Assessment identified site is in a 1 in 100 surface water flood risk area</li> <li>Public Rights of Way</li> <li>TPOs to boundaries of the site and on southwestern edge of site</li> <li>Surrounding land is on a higher level</li> <li>Grade II Jesmond Dene Park and Gardens in the vicinity</li> <li>Jesmond Dene Conservation Area</li> </ul> | Access to the adjoining public highway  | Ecological surveys would be required and buffering of the LWS will be required as part of any planning application. Layout to take into account historical assets as appropriate. Drainage Strategy will inform layout and any attenuation required. Tree Survey will inform TPOs to be protected or removed.                              | NCC/FHU                  | NCC Housing Delivery Programme |
| 13           | 5004            | Land to the south of Ayton Street, Byker                                 | 10                       | <ul style="list-style-type: none"> <li>Nearby Grade II* listed Byker Estate</li> <li>Site possibly undermined with made ground/demolition material on site</li> </ul>  | Access to the adjoining public highway  | Layout to take into account historical assets as appropriate. Site Investigations will be required.  | Byker Community Trust    | NCC Housing Delivery Programme |
| 14           | 5858            | Site of the former Gas Holder site to east of Pottery Bank, Walker       | 60                       | <ul style="list-style-type: none"> <li>HSE Major Hazard Zones</li> <li>Ground Contamination</li> <li>Wildlife Enhancement Corridor</li> <li>Possible undermining</li> </ul>  | Access to the adjoining public highway  | Hazardous Substance Consent - confirmation of revocation from SoS is awaited. Land remediated to residential development standard. Site is within a wildlife corridor and adjacent to Walker Riverside LWS. Trees must be retained and managed to provide a buffer. A woodland management would be required at planning application stage. | Public                   | Developer                      |
| 15           | 2643            | Land to the south of Brunton Lane (Cell D), Newcastle Great Park, Castle | 600                      | Ouseburn Meadow<br>Site of Local Conservation Importance (SLCI)  | Infrastructure mitigation/ compensation measures have been approved through planning application. |  | Private                  | Developer                      |
| 16           | 3397            | Land to the west of Coach Lane, Manor Park                               | 181                      | Tree Preservation Order  | Infrastructure mitigation/ compensation measures have been approved through planning application. |  | Private                  | Developer                      |
| 17           | 1515            | Land to the north of Beaumont Street, Elswick                            | 180                      | Wildlife Enhancement Corridor<br>Tree Preservation Order<br>Topography site plateaus   | Infrastructure mitigation/ compensation measures have been approved through planning application. |  | NCC/FHU                  | NCC Housing Delivery Programme |
| 18           | 3058            | Land to the west of Somerset Place, Elswick                              | 35                       | <ul style="list-style-type: none"> <li>Strategic Flood Risk Assessment identified is in a 1 in 1000 surface water flood risk area</li> <li>Both a water main and a public sewer cross site</li> <li>In proximity of listed buildings: 80-88 Elswick Road (Grade II) and Church of St Paul Life Transformation Church (Grade II)</li> <li>Topography Slight northerly slope on the south eastern side of the boundary</li> </ul>  | Access to the adjoining public highway  | NWL have provided guidance on easement for sewer and water main. Layout to take into account historical assets as appropriate. Drainage strategy will inform site layout and any required attenuation.   | NCC/FHU                  | NCC Housing Delivery Programme |
| 19           | 2572            | Land to the south of 22-140 Roundhill Avenue, Blakelaw                   | 46                       | <ul style="list-style-type: none"> <li>Both a water main and a public sewer cross site</li> </ul>  | Infrastructure mitigation/ compensation measures have been approved through planning application. |  | NCC/FHU                  | Developer                      |

| DAP Site No. | HELAA Site Ref. | Site Name  | Site Capacity Assumption | Key Potential Constraints   | Infrastructure Requirements or adverse impacts  | Mitigation Measures   | Private/Public/ FHU site | Delivery Mechanism             |
|--------------|-----------------|--|--------------------------|---|---|---|--------------------------|--------------------------------|
| 20           | 4286            | Land to the south of Brockwell House, Blakelaw                             | 24                       | <ul style="list-style-type: none"> <li>Site is located on a historic landfill site; risk of gas</li> </ul>  | Infrastructure mitigation/ compensation measures have been approved through planning application. |   | NCC/FHU                  | NCC Housing Delivery Programme |
| 21           | 3106            | Scotswood Development Area, Scotswood                                      | 1422                     | <ul style="list-style-type: none"> <li>Wildlife Enhancement Corridor</li> </ul>   | Infrastructure mitigation/ compensation measures have been approved through planning application. |   | NCC/FHU                  | NCC Housing Delivery Programme |
| 22           | 4213            | Land at West Benwell Terraces, Benwell                                     | 85                       | <ul style="list-style-type: none"> <li>Possible foul / surface drainage capacity constraints</li> <li>Wildlife Enhancement corridor</li> <li>Bounded by site of archaeological interest</li> <li>SFRA identified site is in a 1 in 1000 surface water flood risk area</li> <li>Both a water main and a public sewer cross the site</li> <li>Sloping topography</li> <li>Filled land to the northwest and east</li> </ul>  | Access to the adjoining public highway  | NWL have provided guidance on easement for sewer and water main. Early liaison with NWL to agree appropriate drainage strategy for site. Ecological Assessment at planning application stage will identify ecology mitigation. SI will be required.   | NCC/FHU                  | NCC Housing Delivery Programme |
| 23           | 4214            | Land at Westfield Road, Benwell  | 54                       | <ul style="list-style-type: none"> <li>Possible foul/surface drainage capacity constraints</li> <li>Wildlife Enhancement Corridor</li> <li>Both a water main and a public sewer cross the site</li> <li>Collieries within 250m of site, likely to be undermined</li> <li>Filled land to the northwest and east</li> <li>Proximity of adjacent Hodgkin Park and Benwell Water Works Listed Building</li> </ul>   | Access to the adjoining public highway  | NWL have provided guidance on easement for sewer and water main. Early liaison with NWL to agree appropriate site drainage strategy. Tree survey and phase 1 habitat survey will be required at planning application stage. SI will be required. Ecology Assessment at planning application stage will inform necessary mitigation.                         | NCC/FHU                  | NCC Housing Delivery Programme |
| 24           | 3027            | Land to the south west of Throckley Primary School, Hexham Road, Throckley | 60                       | <ul style="list-style-type: none"> <li>Possible foul and surface drainage capacity constraint</li> <li>Hadrian's Wall to southern border</li> <li>Grade II Listed Building on site</li> <li>Strategic flood risk assessment identified site is in a 1 in 1000 surface water flood risk area</li> <li>Both a water main and a watercourse cross the site</li> <li>Mature trees on northern site boundary contribute significantly to visual amenity</li> <li>Site likely to be undermined</li> <li>Steep topography from the road</li> </ul> | Access to the adjoining public highway  | NWL have provided guidance on easement for sewer and water main. Early liaison with NWL to agree appropriate site drainage strategy. Drainage strategy will inform layout and any required attenuation. Retain/protect trees where ever possible. Replace trees where necessary. Layout to take into account historical assets as appropriate. SI required. | Public                   | Developer                      |

| DAP Site No. | HELAA Site Ref. | Site Name  | Site Capacity Assumption | Key Potential Constraints  | Infrastructure Requirements or adverse impacts  | Mitigation Measures   | Private/ Public/ FHU site | Delivery Mechanism             |
|--------------|-----------------|--|--------------------------|--|---|---|---------------------------|--------------------------------|
| 25           | 5832            | Land to the south of Hallow Drive, Throckley                           | 14                       | <ul style="list-style-type: none"> <li>• Mature trees surrounding southern border of site</li> <li>• Wildlife enhancement corridor</li> <li>• Strategic flood risk assessment identified site is in a 1 in 30 surface water flood risk area</li> <li>• Site has surface water flooding and appears to form part of a flow path of surface water down to a stream to the south</li> <li>• Possible undermining</li> </ul> | Access to the adjoining public highway  | An Ecological Assessment at planning application stage will inform specific ecological mitigation. SI required. Tree Survey required as part of planning application. A Drainage Strategy will inform surface water mitigation, site layout and any required attenuation. | NCC/FHU                   | NCC Housing Delivery Programme |
| 26           | 3090            | Land to the east of Newburn Road, Newburn                              | 23                       | <ul style="list-style-type: none"> <li>• Mature trees surrounding site to north and west</li> <li>• Memorial on site for Newburn Park – potential relocation to adjacent open space</li> <li>• Wildlife enhancement corridor</li> <li>• Sloping topography on an easterly incline</li> <li>• Landfill mapped from 75m east of site</li> <li>• Possible undermining</li> </ul>  | Access to the adjoining public highway  | Phase 1 and tree survey already carried out on site by NCC. Potential badger set in woodland to the south east; further surveys required to confirm. SI and gas monitoring required.  | NCC/FHU                   | NCC Housing Delivery Programme |
| 27           | 3051            | Land to the west of Broughton Close, Newbiggin Hall                    | 43                       | <ul style="list-style-type: none"> <li>• Possible foul/surface drainage capacity constraints</li> <li>• TPOs adjacent to site</li> <li>• Wildlife enhancement corridor</li> <li>• SFRA identified site is in a 1 in 100 surface water flood risk area</li> <li>• Both a water main and a public sewer cross site</li> </ul>  | Infrastructure mitigation/ compensation measures have been approved through planning application. |   | NCC/FHU                   | Developer                      |
| 28           | 5245            | Land at Wansfell Avenue, Blakelaw                                      | 17                       | <ul style="list-style-type: none"> <li>• SFRA identified site is in a 1 in 1000 surface water area</li> </ul>  | Access to the adjoining public highway  | Drainage strategy will inform surface water management on site.   | NCC/FHU                   | NCC Housing Delivery Programme |
| 29           | 4484            | Site of former Westgate Community College (North), Grange Road, Fenham | 60                       | <ul style="list-style-type: none"> <li>• Archaeological Investigation</li> <li>• SFRA identified site is in a 1 in 100 surface water area</li> <li>• Water main crosses site</li> <li>• May need noise assessment from road traffic noise on West Road</li> </ul>  | Infrastructure mitigation/ compensation measures have been approved through planning application. |   | NCC/FHU                   | Developer                      |
| 30           | 5955            | Land to south west corner of Cell C, Newcastle Great Park, Castle      | 133                      | Flood Risk Area (Zone 3)<br>Flood Risk Area (Zone 2)<br>Tree Preservation Order  | Infrastructure mitigation/ compensation measures have been approved through planning application. |   | Private                   | Developer                      |
| 31           | 4427            | Land at Losh Terrace, Walker   | 51                       | Wildlife Enhancement Corridor  | Infrastructure mitigation/ compensation measures have been approved through planning application  |   | NCC/FHU                   | NCC Housing Delivery Programme |
| 32           | 1009            | Land at Benfield Road, Walkergate                                      | 40                       | <ul style="list-style-type: none"> <li>• TPOs on site</li> </ul>   | Access to the adjoining public highway  | Tree survey and Phase 1 habitat survey will be required at planning application stage.  | Public                    | Developer                      |
| 33           | 3032            | Land on Salters Road, Gosforth   | 58                       | <ul style="list-style-type: none"> <li>• TPOs on site</li> </ul>   | Access to the adjoining public highway  | Tree survey and Phase 1 habitat survey will be required at planning application stage.  | Public                    | Developer                      |

| DAP Site No. | HELAA Site Ref. | Site Name   | Site Capacity Assumption | Key Potential Constraints  | Infrastructure Requirements or adverse impacts  | Mitigation Measures   | Private/ Public/ FHU site | Delivery Mechanism             |
|--------------|-----------------|---|--------------------------|--|---|---|---------------------------|--------------------------------|
| 34           | 4654            | Land on Marleen Avenue, Heaton                                | 150                      | <ul style="list-style-type: none"> <li>Wildlife corridor</li> <li>SFRA identified site is in a 1 in 30 surface water area</li> <li>Trees on site</li> <li>Ground contamination</li> <li>Rail noise</li> </ul>  | Access to the adjoining public highway  | Wildlife species mitigation/ compensation, priority species have been recorded on the site but further surveys and mitigation are required. Drainage strategy required to inform SUDS storage/ discharge. Noise buffer and tree retention Site preparation (submitted by developer). SI will be required. | Public                    | Developer                      |
| 35           | 5983            | Land on West Jesmond Avenue, Jesmond                          | 10                       | <ul style="list-style-type: none"> <li>Wildlife Enhancement Corridor</li> <li>Noise from Metro</li> </ul>  | Access to the adjoining public highway  | Bat risk assessment will be required at planning application stage. Noise surveys will be required at application stage.  | Private                   | Developer                      |
| 36           | 5990            | Land on Whickham View, Benwell                                | 85                       | <ul style="list-style-type: none"> <li>Topography. Site slopes towards the road</li> <li>Site of archaeological interest</li> <li>The site lies on the edge of the presumed extent of Benwell medieval village. There is a possibility that buried medieval and post-medieval remains may survive</li> </ul> | Access to the adjoining public highway  | A planning application will need to be accompanied by an archaeological desk-based assessment, building recording, bat risk assessment, and tree surveys.   | Private                   | Developer                      |
| 37           | 3059            | Land at Sceptre Street, Elswick                               | 12                       | -  | Access to the adjoining public highway  | There are no known constraints, retention and incorporation of healthy trees and hedgerows where possible.  | NCC/FHU                   | NCC Housing Delivery Programme |
| 38           | 1616            | Land at Maria Street/Caroline Street, Elswick                 | 48                       | <ul style="list-style-type: none"> <li>Wildlife Enhancement Corridor</li> </ul>  | Access to the adjoining public highway  | Mitigation will be informed by an ecological assessment at planning applications stage.   | Public                    | Developer                      |
| 39           | 1294            | Land to the west of Roman Avenue, Byker                       | 18                       | <ul style="list-style-type: none"> <li>Potential for Roman Military Way beneath the site</li> <li>Possibly undermined</li> <li>In close proximity to Hadrian's Wall Scheduled Ancient Monument, within the buffer zone of the World Heritage Site</li> </ul>   | Access to the adjoining public highway  | Pending planning application includes archaeological evaluation and ground investigation reports.   | Private                   | Developer                      |
| 40           | 5228            | Land to the north of Thornley Road, Denton                    | 112                      | <ul style="list-style-type: none"> <li>Site is currently used as open space</li> <li>SFRA identified site is in a 1 in 100 surface water flood risk area</li> <li>Both a water main and a public sewer cross the site</li> </ul>   | Access to the adjoining public highway  | NWL have provided guidance on easement for sewer and water main. A Drainage Strategy would be required to inform surface water management on the site and any attenuation.  | NCC/FHU                   | NCC Housing Delivery Programme |
| 41           | 5392            | Land to the south of Hartburn Walk, Kenton Bar Estate, Kenton | 63                       | <ul style="list-style-type: none"> <li>GI Opportunity Area</li> <li>SFRA identified site is in a 1 in 30 surface water flood risk area</li> <li>Both a water main and a public sewer cross the site</li> <li>Wildlife enhancement corridor</li> </ul>  | Infrastructure mitigation/ compensation measures have been approved through planning application. |   | NCC/FHU                   | NCC Housing Delivery Programme |

## Appendix 5 - DM5 Housing Site Capacity

| DAP HOUSING SITES - PLANNING APPLICATION DATA COMPARED TO HELAA ASSUMPTIONS |                 |   |  |  | Planning Application/ Permission |           |             | HELAA ( 2018) Assumption |                     |               |                          | Former HELAA/SHLAA Assumptions |                     |               | Reason For Differences between HELAA Assumptions and Scheme |  |
|---|-----------------|---|--|--|----------------------------------|-----------|-------------|--------------------------|---------------------|---------------|--------------------------|--------------------------------|---------------------|---------------|---|--|
| Allocation Number   | HELAA Reference | Site Name   | Application Details  | Current status   | Capacity                         | Site Area | Completions | Capacity                 | Capacity Difference | Net Site Area | Net Site Area Difference | Capacity                       | Capacity Difference | Net Site Area |   | Net Site Area Difference   |
| 3   | 1103            | Site of 1243-1293 Walker Road, Walker                 | Houses (2/3/4+ bedroom) and 4 flats (1/2 bedroom): 2019/0248/01/DET  | Minded to Grant , subject to s106  | 24.0                             | 0.4       | 0.0         | 20.0                     | 4.0                 | 0.4           | 0.0                      | 13.0                           | 11.0                | 0.4           | 0.1   | Residential mix variation  |
| 7   | 4282            | Former Wharrier Street Primary School, Walker         | 36 dwellings including bungalows (2/3/4 bedroom) 2019/0069/01/DET  | Minded to Grant , subject to s106  | 36.0                             | 1.2       | 0.0         | 45.0                     | -9.0                | 1.1           | 0.1                      | 70.0                           | -34.0               | 1.9           | -0.7  | Residential mix variation  |
| 11  | 4263            | Former Belmont Street Church, Walker                  | Permission granted for 3 storey assisted living residential block consisting of 15 apartments (1/2 bedroom): 2018/1222/01/DET  | Under construction   | 15.0                             | 0.6       | 0.0         | 10.0                     | 5.0                 | 0.3           | 0.3                      | 10.0                           | 5.0                 | 0.3           | 0.3   | Residential mix variation  |
| 15  | 2643            | Land to the south of Brunton Lane (Cell D)            | Permissioned:1999/1300/01/OUT; 1999/1300/236/RES: 2018/0385/01/DET 1999/1300/288/RES ;   | Under construction; further planning application pending (additional 33 net dwellings) | 504.0                            | 27.0      | 116.0       | 600.0                    | -96.0               | 27.0          | 0.0                      | 800.0                          | -296.0              | 27.0          | 0.0   | The previous site capacity assumption was 800 units (30dph). Owing to higher densities built on adjoining cells, this site had a limitation on the remaining dwellings in the Outline consent. The revised HELAA assumption (600 dwellings)(22dph) is based on the developer's assumed capacity included in recent Transport Assessment. |
| 16  | 3397            | Land to the west of Coach Lane, Manor Park            | Permissioned; 2008/1151/03/RES PHASE 1   | Under construction   | 181.0                            | 4.9       | 9.0         | 181.0                    | 0.0                 | 3.7           | 1.2                      | 175.0                          | 6.0                 | 4.9           | -0.1  | Phase 1 is 63 units (RM ), outline for 181 units.  |
| 17  | 1515            | Land to the north of Beaumont Street, Elswick         | Permissioned; 2017/1249/01/DET PHASE 1   | Planning permission  | 171.0                            | 4.9       | 0.0         | 180.0                    | -9.0                | 4.5           | 0.4                      | 176.0                          | -5.0                | 4.6           | 0.3   | Main site to the north only has planning permission  |
| 19  | 2572            | Site of 22-140 Roundhill Avenue, Blakelaw             | Permission approved for 48 dwellings (2/3/4 bedrooms): 2018/0571/01/DET  | Planning permission  | 48.0                             | 1.1       | 0.0         | 46.0                     | 2.0                 | 1.0           | 0.1                      | 48.0                           | 0.0                 | 1.1           | 0.0   |  |
| 20  | 4286            | Land to the south of Brockwell House                  | Outline permission for 24 accessible and adaptable houses: 2018/0013/01/GRB  | Planning permission  | 24.0                             | 0.6       | 0.0         | 22.0                     | 2.0                 | 0.6           | 0.0                      | 10.0                           | 14.0                | 0.3           | 0.4   | Boundary of site has altered with implication for Capacity and NSA.  |
| 21  | 3106            | Scotswood Development Area                            | Permissioned; 2007/1300/01/OUT   | On site  | 1,422.0                          | 30.0      | 0.0         | 1,422.0                  | 0.0                 | 30.0          | 0.0                      | 1,325.0                        | 97.0                | 40.0          | 10.0  | Masterplan -revised phases of development since outline consent.   |
| 27  | 3051            | Former Newbiggin Hall shopping Centre, Newbiggin Hall | Permission has been granted for the demolition of the existing neighbourhood centre and the erection of A1/A2 and A3 uses and 43 residential units (2/3/4+ bedrooms): 2018/0640/01/DET | Planning permission  | 43.0                             | 1.8       | 0.0         | 43.0                     | 0.0                 | 1.1           | 0.7                      | 50.0                           | -7.0                | 1.3           | 0.5   | This is a complex mixed use site replacing retail units on land to the west.   |



# Appendix 6 - Site Boundary-Centre for Ageing and Vitality

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## **Acronyms**

|              |   |
|--------------|---|
| <b>CSUCP</b> | Core Strategy and Urban Core Plan                           |
| <b>DAP</b>   | Pre Submission DAP  |
| <b>VDR</b>   | Viability and Deliverability Report                         |
| <b>HELAA</b> | Housing and Economic Land Availability Assessment           |
| <b>HEA</b>   | Approach to Housing and Employment and Mixed Use Allocation |
| <b>CIL</b>   | Community Infrastructure Levy                               |
| <b>SPD</b>   | Supplementary Plan Document                                 |