

Development and Allocations Plan

Matters, Issues and Questions

Matter 7

Matter 7: Monitoring

Issue

Whether the Plan would be able to be monitored effectively to ensure timely delivery of its proposals and in conformity with the CSUCP.

Questions

7.1 How would the implementation of the Plan policies be achieved? What mechanisms are there to assist development sites in coming forward?

The implementation of several of the policies in the DAP will be achieved through the Development Management process. Many of the policies are criteria based policies and these criteria will be used to assess applications. Application submission requirements are also set out in the Development Management Validation Checklist which will help to ensure applications are supported by information and assessments to measure how they meet the policy criteria.

In terms of sites we will regularly review which sites are coming forward to inform our AMR and consider progress of site developments against both the growth strategy in the CSUCP and sites in the DAP. Both the indicators in the CSUCP and the DAP will be used to assess and measure achievements.

The DAP Monitoring Framework (Appendix 6, table 1), sets out potential remedial action where invoked by the trigger for remedial action for site allocations (policies DM1 and DM5). For housing development and supply (Policy DM5), the Revised NPPF (February 2019) at paragraph 75. identifies the mechanisms for local authorities to follow to assess the causes of under- delivery and identify actions to increase delivery in future years. NPPF requires certain mechanisms for local authorities to follow measured against the results of the national Housing Delivery Test. These mechanisms incorporate an increase in the housing supply buffer to 20%; to prepare an action plan; or decision taking applying the presumption in favour of sustainable development (see paragraphs 11,12,72, 75, 215) (NPPF).

Locally, Newcastle City Council operates a proactive Housing delivery programme to facilitate and directly deliver new homes across the City making use of Council assets and partnership working with developers/ Registered Providers/ Public organisations and delivery agencies and potential for use of powers of the North of Tyne Combined Authority (Housing and Land Board) (see Chapter 10, Viability and Deliverability Report) (166). Actions, as necessary, would relate to the specific causes of under delivery identified, and could include: developing self-build initiatives, review of residential mix and market demand (SHMA) and review of relevant local plan policies.

In terms of employment site development there has been strong take up of land. ELR 2018 (Figure 43: Supply of Employment Land) demonstrates this and includes an

assessment of take up since the start of the local plan period (2010) which shows the amount of employment land that has already been taken up for employment uses. In terms of mechanisms to assist development sites in coming forward, update will be monitored through the council's Annual Monitoring Reports (AMRs) and as set out in the Monitoring Framework. The Council also intends to regularly update the ELR and Employment Site take up.

Economic Development Officers work proactively to identify sites and premises targeting specific sectors. They manage a pipeline and co-ordinate and aggregate market intelligence to effectively direct resources to attract investment into the City.

The Council works actively to secure employment development both in marketing its own sites as well as finding sites for prospective investment. In terms of the delivery of sites not owned by the Council the private sector and market demand will play a significant role in delivery and when development comes forward. The Council encourages and facilitates the delivery of employment development in the city through a number of means. Newcastle City Council's Economic Development Team are actively engaged in securing inward investment as a key element of the Council's Working City strategy. They seek opportunities for direct inward investment focused around defining Newcastle's offer for potential investors, including key sectors and key sites. The Economic Development team co-ordinate with property agents on individual properties and development sites and promote available sites where appropriate. The Council used agents to help secure occupiers for The Rocket on the Stephenson Quarter, and are continuing to do so within the new commercial buildings on Newcastle Helix.

7.2 *How would the implementation of the Plan be monitored? Would it be effective? How would the results of monitoring be acted upon, for example what would trigger a review of the Plan?*

The council considers that the indicators set out in the Plan's monitoring framework, appendix 6 are specific and effective to monitor the Plan's policies and site allocations.

The CSUCP, Part 1 of the Local Plan contains a monitoring framework with established indicators. These provide an effective basis to assess a broad range of issues and it is considered that many of the policies contained in the DAP can be appropriately monitored using indicators already established within the CSUCP.

Wherever possible, the indicators identified in the DAP Monitoring Framework are based on data that is already collected for other purposes from various council services and other reliable sources. Discussions are ongoing with Development Management and other council departments to ensure monitoring systems are in place to appropriately monitor the DAP indicators.

The indicators may need to be revised over time to respond to changes in the availability of information and the effectiveness of monitoring the DAP policies.

The indicators will be reported on in the AMR. The AMR will recommend any appropriate and necessary actions required to deliver the plan targets should they arise. This approach will ensure the Plan is monitored and reviewed on a regular basis and appropriate actions are put in place, if necessary, to ensure the delivery of the policy requirements during the plan period.

Monitoring indicators will be used to assess the extent to which the Strategic Objectives of the CSUCP and the DAP and the Sustainability Objectives of the Sustainability Appraisal are being achieved. A review of the DAP could be triggered by the persistent and a significant under delivery of housing or employment sites and therefore not meeting the growth strategy set out in the CSUCP or a significant number of applications being granted contrary to policies in the DAP.

7.3 *Is it appropriate that the trigger for remedial action for Policy DM5 is delivery of housing significantly and persistently below the target set out in CSUCP Policy CS10? Should this be defined by a percentage?*

The DAP Monitoring Framework (Appendix 6, table 1), sets out potential remedial action where invoked by the trigger for remedial action for site allocations (policy DM5). The Revised NPPF as published in February 2019 stipulates the triggers for remedial action based on the degree of percentage housing delivery against the housing delivery test (paragraphs 11, 73, 75, 215). The wording of the trigger for remedial action to policy DM5 was drafted to be flexible in order that the anticipated publication of national policy and guidance could be aligned and applied without conflict.

The Council's preference is not to modify the plan to include a percentage to the trigger for remedial action (Policy DM5), this is in order that the DAP remains effective without the need for future updating to align with any national changes to the trigger for remedial action.

7.4 *How would Policies DM10 and DM12 be monitored effectively?*

DM10 will be effectively monitored through measuring the amount of newly created Public Rights of Way (PROW) and newly created cycle routes together with the number of pedestrian and cycle accidents. It is proposed to make a modification to add an additional point to the DAP indicator 9 to monitor accessibility of major development and new cycling and pedestrian routes to key local facilities and services.

For DM12 a modification is proposed to add an additional monitoring indicator to the DAP (Appendix 6, page 105) which monitors the amount of vehicle and cycling provision and services facilities provided. The number of applications which are approved contrary to policy will also be monitored.

7.5 *In terms of monitoring, should Policy DM17 be linked to an CSUCP indicator?*

The council has considered this point further and proposes a modification to the Monitoring Framework to clarify that Policy DM17 will be monitored by the CSCUP indicator 33 which looks to monitor the changes in Newcastle's Historic Built Environment.

The monitoring of all archaeological activity in the city is detailed in a register for desk or site-based investigations. This information is also recorded and maintained in the Tyne and Wear Historic Environment Record. The council proposes to incorporate relevant information from the HER when monitoring indicator 33. This will be reported on in AMRs.

7.6 *With regard to Policy DM19, how would inappropriate development affecting the battlefield be monitored?*

Through the Development Management Process, and the implementation of policies DM19 and DM17, utilising the 2018 Historic England study of the battlefield (publicly available in the Tyne and Wear Historic Environment Record) inappropriate development will not take place in circumstances where planning permission is required. The Historic England study analyses individual parts of the whole battlefield to establish the specific significance which the planning system is looking to conserve and enhance, providing added understanding of what development might be considered inappropriate. Other changes in the battlefield area which might result from activity which is outside of the planning process will be monitored through the updating of the 2018 Historic England report.

This policy is a site-specific policy and therefore it is not considered appropriate to have a specific monitoring indicator, however any relevant information for this site would be recorded in the AMR through use of a narrative to provide an update on the site.

7.7 *With regard to Policy DM27, how will the loss or delivery of Green Infrastructure assets be monitored?*

The loss and delivery of Green Infrastructure assets will be monitored through Development Management, planning applications and S106 agreements.

The Council has produced a Green Infrastructure Delivery Framework which provides an update on the implementation of green infrastructure, sets out the different delivery mechanisms, includes an ongoing action plan and monitoring framework. The action plan will be kept under review and the Council will publish an annual update on progress. This review will be reported on in the AMR.