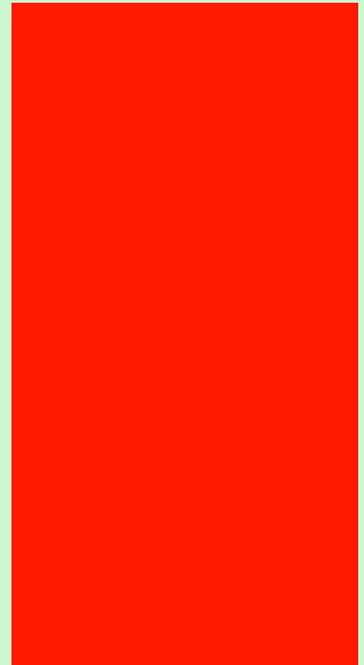
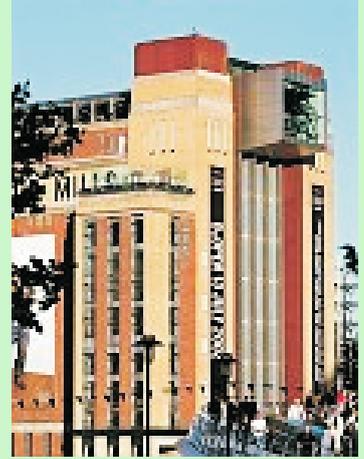


Gateshead Borough Council

Local Development Scheme

March 2005

Approved by GO - NE
1 April 2005



Contents

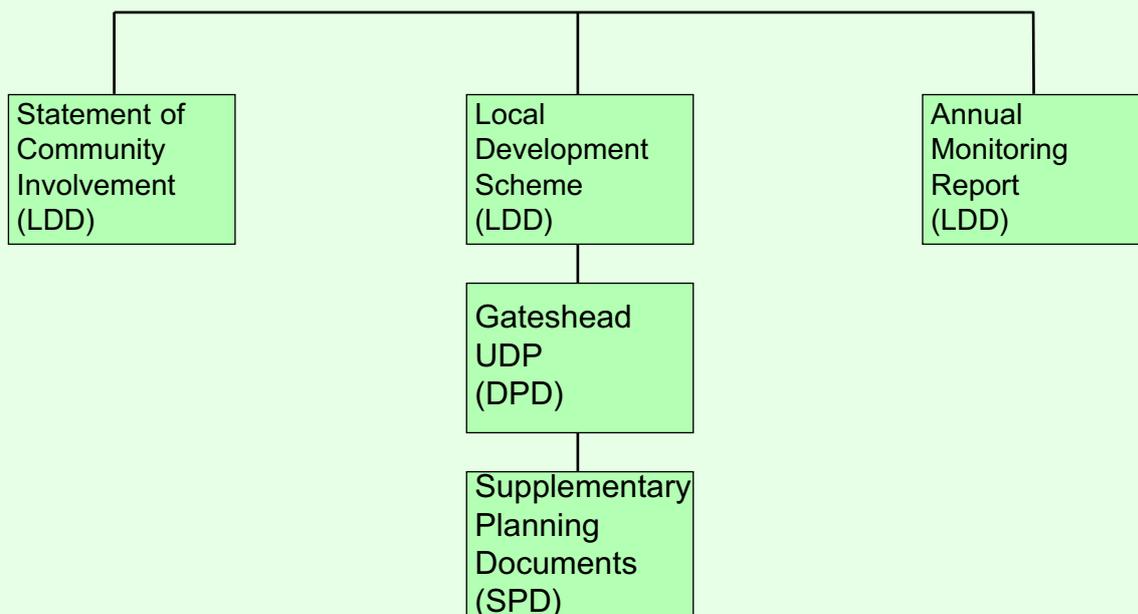
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1.0 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced major reforms to the development plan system in England. Under new arrangements, the former system of Unitary Development Plans (UDP), Local Plans and Structure Plans is replaced by a new style local development framework (LDF). The local development framework will comprise a set of local development documents (LDDs) to deliver the Council's integrated spatial strategy. The components of the new local development framework system are set out in Appendix D.
- 1.2 Each local planning authority is now required to publish a local development scheme (LDS), setting out its programme for the next three years for the production of local development documents. This document is the Council's first local development scheme. It sets out information on the Council's programme of work on the replacement of the Gateshead Unitary Development Plan, the current (extant) development plan for the area, and also on its plans to move towards the new system of producing a local development framework.
- 1.3 Whilst the LDS is prepared under the requirements of the Planning and Compulsory Purchase Act 2004, the main priority for Gateshead is the production of a UDP under transitional arrangements, which will, where possible, reflect the principles of LDFs.
- 1.4 Progress in meeting the timetable set out in the local development scheme will be assessed as part of an annual monitoring process and, in the light of results, the statement will be adjusted and updated as necessary. The monitoring and review process may also reveal a need for new documents and these will be produced where appropriate.

2.0 The programme of work 2005 - 2007

- 2.1 Tables in Appendices A and B set out the current proposed timetable for the preparation of local development documents in the period 2005 to 2007. Their relationship is summarised below.



Profiles of the documents are included in Appendix C.

2.2 Replacement of the Gateshead Unitary Development Plan (UDP) will be the main focus of work in the period. The UDP is the existing development plan for the Borough and was adopted in November 1998. It sets out the Council's current policies and proposals for the use and development of land in Gateshead. The policies contained in the adopted plan are saved for 3 years from the commencement of the 2004 Act and none will be carried forward in the replacement UDP. The process of updating and replacing the plan commenced in 2002 and a draft new plan was placed on deposit for public inspection on 13th August 2004. Under the terms of the new legislation, the Council is able to progress with the replacement of the plan under transitional arrangements. Adoption is envisaged in March 2007. The policies in the new plan will be 'saved' for three years from the date of adoption and will form the major element of the Council's local development framework. After this three-year period, it will be replaced by a new style development plan.

Statement of Community Involvement

2.3 The preparation of a statement of community involvement is a requirement of the new planning system and the Council intends to make progress in its production as quickly as resources permit. The statement will explain how local communities will be involved in the preparation of local development documents and in considering planning applications, as well as the wider context of the consultation processes in which the Council is involved in the delivery of its services.

Supplementary Planning Documents

2.4 The Council has decided that it is premature to identify precisely what Supplementary Planning Documents (SPD) will be required at this stage. SPD will therefore be introduced as circumstances dictate in the future, items probably being identified as a result of the annual monitoring process.

2.5 Under the former development plan system, the Borough Council produced draft supplementary planning guidance on 18 topics. Two additional supplementary guidance notes were still in preparation when the new legislation came into force, and subsequent advice on the future redevelopment of Gateshead Town Centre was approved by the Council in January 2005. The Council has therefore decided to treat these items of draft SPG as interim planning advice until it is decided which items of SPD need to be produced.

Longer term work

2.6 The Replacement Gateshead Unitary Development Plan will be saved for a period of three years from adoption i.e. from March 2007 until March 2010. Following adoption of the plan, policies will gradually be replaced with new style development plan documents. Needs for particular forms of new document will be assessed when the new plan is adopted and in the light of policies in the new Regional Spatial Strategy for the North East which should be the subject of Examination in December 2005. It is anticipated that work will commence during the "saved" period on a core strategy and generic development control policies. This would be followed by a document setting out site-specific development policies. Future work priorities will be determined in a revised local development scheme.

3.0 Sustainability Appraisal and Strategic Environmental Assessment

- 3.1 When preparing local development documents, the Council will meet Government requirements with regard to sustainability appraisal. Sustainability appraisal will identify any significant potential social, environmental and economic effects likely to arise from the implementation of policies and it will ensure that such considerations are taken into account in the document preparation process. Sustainability appraisal will incorporate the requirements of the European Strategic Environmental Assessment Directive (the SEA Directive).
- 3.2 A sustainability appraisal was carried out independently as part of work on the preparation of the First Deposit version of the Replacement Gateshead UDP by consultants, Scott Wilson but it could not take account of Government advice which was not published until later. The Council accepts that the concerns of objectors at the Deposit stage of the Draft Replacement Plan should be addressed and that the consultants should advance work on the re-deposited Plan in accordance with the Directive.
- 3.3 A sustainability appraisal will also be carried out as part of the work on the preparation of supplementary planning documents when they are produced. It is not envisaged that appraisal will be carried out in preparation of the statement of community involvement, as this is essentially a procedural document.

4.0 Monitoring

- 4.1 The Borough Council will develop its monitoring systems to assess how well plan policies are being achieved and to keep its information base up-to-date. It will produce an annual monitoring report (AMR) that will set out:
- The Council's performance against its stated programme of work and the milestones set out in the local development scheme
 - Any changes proposed to the programme and content of work
 - Information on the extent to which policies in the Plan and other local development documents are implemented or taking effect
 - A current list of relevant background documents and studies
- A pilot monitoring statement on the current UDP has been undertaken in order to establish the resource commitment necessary to meet requirements of the new legislation.
- 4.2 The timing of future development plan documents and supplementary planning documents not currently included in the proposed programme of work will be reviewed as part of annual monitoring. When the timing of future documents appears more certain, the local development scheme will be revised and new documents added to the timetable as appropriate.
- 4.3 The annual report will be based upon the period 1 April to 31 March and will be submitted to the Secretary of State by the end of the following December. The first report on the extant plan will be submitted before the end of December 2005. It will be publicly available.

5.0 Relationship with other plans, strategies and documents

Regional

- 5.1 In line with planning legislation, the Borough Council will ensure that the new Unitary Development Plan is in general conformity with the Regional Spatial Strategy for the North East. The Regional Spatial Strategy is currently in the process of review and will provide a basis for delivering the Government's vision of "The Northern Way A Strategy for Growth". Gateshead is a key component of Government's growth strategy for the North East. It is intended that the replacement UDP will conform to a revised locational strategy, relating to increased regional prosperity and the consequent need to increase housing numbers.
- 5.2 The Regional Housing Strategy was developed for the Regional Housing Board in 2003. It is currently under review, but it is anticipated that the spatial aspects of the strategy will remain broadly similar and align with the emerging RSS.
- 5.3 Similarly, a revised Regional Economic Strategy will reflect the emerging aspirations of replacement RSS to reduce the disparity in the relative prosperity of the North East to other English regions. The Regional Development Agency, One-NE, commissioned consultants to generate the growth scenarios that have informed the production of the emerging RSS.
- 5.4 The Regional Transport Strategy should provide context for integrating land use and transport policy and identify regional transport management and investment priorities.
- 5.5 The Regional Waste Strategy is scheduled for publication in autumn 2005 and will cover the sustainable management of waste in the region up to 2016.
- 5.6 The North East Tourism Strategy has been prepared on behalf the Interim Tourism Forum and stresses that tourism accounts for 10% of jobs in the North East. Conversely, the region captures only 4% of tourism expenditure in Britain. The vision is to increase regional share by targeting particular sectors, such as city breaks, overseas visitors and business tourism.
- 5.7 The North East Renewable Energy Strategy (2004) quantifies how the region can contribute to achieving national targets and informs the emerging RSS accordingly.

Sub-regional

- 5.8 The Tyne and Wear Economic Strategy – driving the growth of the North East (October 2004) sets a vision for 2024 of one of Europe's fastest growing areas, driving the economic and cultural life of the North East through the Tyne and Wear Partnership. A number of business sectors and clusters are seen as making a significant contribution to the sub-regional economy, with the Tyne Corridor as the strong focus for regeneration.
- 5.9 The Tyne and Wear Local Transport Plan (2001-2006) is a statutory plan that sets out priorities and objectives for development of transport. The second Local Transport Plan is scheduled for submission to Government in July 2005 and should inform the content of the re-deposit version of UDP.
- 5.10 The Durham Biodiversity Action Plan includes Gateshead and sets out local actions required in order to meet targets set out in the UK Biodiversity Action Plan.

Local

- 5.11 Gateshead Council has produced a number of broader strategy documents that have been taken into account in the preparation of the Deposit version of the UDP and these will remain relevant as work on the emerging plan progresses. The key documents are identified below.
- 5.12 Gateshead Council's "Towards 2010" sets out its vision for the Borough and what it will mean for local people, with an overall vision of "Local people realising their full potential, enjoying the best quality of life in a healthy, equal, safe, prosperous and sustainable Gateshead". The Strategy embraces a ten-point approach encompassing:
- Children and Young People
 - Employment and Economy
 - Lifelong Learning
 - Leisure and Culture
 - Housing
 - Social Care
 - Health
 - Community Safety
 - Transport; and
 - Environment
- 5.13 Gateshead's Community Strategy 2004-2007 has been produced by Gateshead Strategic Partnership (key agencies around Gateshead working together to improve the quality of life in Gateshead) in consultation with local people. It reflects the issues and priorities that local people view as important for the future of Gateshead and aims to promote or improve the economic, social and environmental well being of the area.
- 5.14 The Borough Council's Housing Strategy is updated annually and sets out emerging issues and priority areas for future action in the Borough. Its aim is to ensure that everyone in Gateshead has access to a decent home. Its aspirations are, therefore, inextricably linked to the UDP.
- 5.15 "Bridging NewcastleGateshead", is the new title of the Housing Market Renewal Pathfinder, an evidence-based initiative set up to restructure failing housing markets and help develop and extend outwards the vibrant inner core of NewcastleGateshead. As the regional capital, NewcastleGateshead has a crucial role in driving the growth of the regional economy, research and education, and creating cultural assets of international significance. In this way, the success of "Bridging NewcastleGateshead" will impact upon the other strategies and regional initiatives identified above and the success of the region as a whole. Gateshead Council is also set upon ensuring that other communities outside the Pathfinder area do not develop similar problems. The emerging UDP contains policies to ensure that an adequate spatial distribution of development achieves sustainability objectives at the neighbourhood scale in both urban and rural communities.
- 5.16 The Gateshead Transport Strategy Statement (2004) developed the approach identified in the Local Transport Plan to address transport issues specific to the Borough and enabled the Council to provide a view on issues not addressed at the LTP level, but of considerable importance to the Council and the Community it serves.

- 5.17 The Borough Council is a Minerals and Waste Planning Authority and Gateshead is the main minerals-producing area in Tyne and Wear and consequently the authority with the greatest potential for waste disposal by landfill. The replacement UDP will address these issues in line with the current Government sustainability agenda for minerals and waste.
- 5.18 The Gateshead Playing Pitch Study (2003) was prepared jointly for Sport England and local authority. It involves assessment of local needs and future demands and recommended standards for playing pitch provision.

6.0 The evidence base and supporting materials

- 6.1 It is important that the replacement UDP and other local development documents are based on sound knowledge of the economic, social and environmental characteristics of the Borough. The Council will develop and maintain an up-to-date information base. The main current background studies which are being used in the production of the replacement UDP are set out in Figure 2.

Figure 2: Background studies

Background studies to Gateshead UDP

| Study | Last produced | Future update/review |
|--|--|---|
| Gateshead Open Space Assessment (part of projected Greenspace Strategy) | In progress January 2005 | 2007 |
| Gateshead Urban Housing Capacity Study | July 2004 | Summer 2005 and at least every 2 years after that |
| Gateshead Playing Pitch Study | March 2003 | Not planned — to be incorporated into projected Greenspace Strategy |
| Urban Landscape Study of the Tyne and Wear Gorge (known as the Tyne Gorge Study) | January 2003 | Not currently planned |
| Gateshead Housing Needs Assessment | May 2002 | Comprehensive update to be carried out in summer 2005 and at least every 2 years after that |
| Gateshead Retail Capacity Study | 2002 | Summer 2007 (Gateshead Retail Study) |
| Gateshead Town Centre Regeneration Framework | 2004; further work in progress February 2005 | Update as interim guidance by June 2005 |

Strategic documents for Gateshead

| | | |
|--|------------|-----------------------|
| Gateshead Transport Strategy Statement | 2004 | Not currently planned |
| The Gateshead Cycling Strategy | 2003 | 2005 |
| Towards 2010 (Gateshead Council) | July 2003 | April 2005 |
| Gateshead's Community Strategy 2004-2007 | June 2004 | Not currently planned |
| Gateshead Local Agenda 21 Strategy | April 2000 | May 2005 |

Regional, sub-regional and national strategic documents

| | | |
|--|---------------------------|---|
| Flood Zone Maps (Environment Agency) | January 2005 | April 2005 |
| Durham Biodiversity Action Plan | January 1999 | Partial review 2005 |
| Moving Forward: The Northern Way, A Strategy for Growth (Northern Way Steering Group) | September 2004 | Action Plan progress Report January 2005 Costed Review April 2005 |
| Realising Our Potential. The Regional Economic Strategy for the North East (One North East) | October 2002 | Consultation draft revised version due May 2005 |
| Regional Spatial Strategy – Incorporating Regional Retail & Leisure Study and Renewable Energy, Housing and Transport Strategies | In progress February 2005 | Adoption late 2006/early 2007 |
| Tyne and Wear Local Transport Plan 2001-2006 | 2000 | Review July 2005 |
| Tyneside Area Multi-Modal Study | 2002 | None planned |

- 6.2 A list of current relevant background papers will be published within each annual monitoring report. The report will set out any proposals either to review existing work or carry out new studies.

7.0 Resources

- 7.1 The replacement of the Gateshead Unitary Development Plan and the preparation of other local development documents will be the responsibility of the Council's Spatial Development Team. The team currently comprises one Manager and two Senior Planning Officers with specific UDP responsibilities. Five other planning officers with individual specialist skills will assist in the process and the team will be able to draw on the advice and assistance of other departments of the Council. Where necessary, work will be commissioned from external consultants. It is envisaged, for example, that consultants will be appointed to work on some of the supplementary planning documents proposed and background studies including the Housing Needs Assessment and the Green Space Strategy and Landscape Character Assessment, as well as further work on the SEA/Sustainability Appraisal and the Council's Regeneration Strategy. Planning Delivery Grant will assist the use of external support. Joint working with other local authorities will also be investigated.
- 7.2 The assistance of the Council's officers collaborating on the preparation of the Council's Community Consultation and Involvement Strategy will be sought in preparing the SCI.
- 7.3 Future resource requirements will be subject of ongoing monitoring and will feed into the annual monitoring report when necessary.

8.0 Risks

- 8.1 It is recognised that the achievement of the timetable set out in the local development scheme is subject to both internal and external risks. In terms of internal risks, the timetable assumes, for example, that existing staff resources within the Spatial Development Section will be maintained at current levels and that staff from other departments will be available to input into the process. It assumes also that Council budgets will be able to support activities such as public consultation, public examination and maintaining the evidence base. The Government's Planning Delivery Grant will assist in this respect, particularly the appointment of consultants. The timetable does not envisage major difficulties in securing member endorsement.
- 8.2 Risks are also associated with securing information and other contributions to the process from external stakeholders. Changes in Government or regional policy could also affect the timetable.
- 8.3 Measures to help minimise risk will include:
- streamlined reporting and management structures
 - early community involvement and preparation of the statement of community involvement
 - use of external consultants where necessary
 - regular review of progress in the annual monitoring report

Appendix B Indicative Schedule for Replacement of the Unitary Development Plan and Preparation of Proposed Local Development Documents

| Document title | Status (DPD or SPD) | Role and content | Geographical coverage | Chain of conformity | Dates for pre-submission consultation | Date for re-deposit of draft plan (WDLP) | Public participation (SCI and SPD) | Date for submission to Secretary of State | Date for Inquiry/ Examination | Proposed date for adoption |
|--|---------------------|--|-----------------------|---|---------------------------------------|--|------------------------------------|---|-------------------------------|----------------------------|
| Replacement of the Gateshead UDP | DP | Sets out the Borough Council's policies and proposals for the use and development of land. It identifies areas of land which are suitable to meet the needs of the Borough's population for housing, employment, shopping, recreation etc. | Whole Borough | To be consistent with national planning policy and in general conformity with the Regional Spatial Strategy for the North East. | N/A | December 2005 | N/A | N/A | August 2006 | March 2007 |
| Statement of community involvement (SCI) | N/A | Sets out standards and approach to involving stakeholders and the community in the production of the local development framework and major planning applications | Whole Borough | N/A | May 2005 - October 2005 | N/A | Feb/March 2006 | July 2006 | December 2006 | March 2007 |

Appendix C Local Development Document Profiles

1. Replacement of the Gateshead Unitary Development Plan

| | | |
|-----------------------------|---|---|
| Document details | Role and Content | Sets out the Borough Council's policies and proposals for the use and development of land in Gateshead. It identifies areas of land which are suitable to meet the needs of the Borough's population for housing, employment, shopping, recreation etc. |
| | Status | Saved Development Plan/Development Plan Document |
| | Chain of Conformity | To conform with the Regional Spatial Strategy for the North East |
| | Geographical Coverage | Borough-wide |
| Timetable | Pre-deposit work and consultation | 2002 – 2004 |
| | First Deposit of draft replacement local plan and sustainability appraisal report | 2004 |
| | Consideration of representations on First Deposit plan, revision of document and sustainability appraisal | 2004/5 |
| | Re-deposit of draft replacement UDP and sustainability appraisal report | December 2005 |
| | Pre-inquiry preparations | December 2005- July 2006 |
| | Pre-inquiry meeting | June 2006 |
| | Public Inquiry | August 2006 |
| | Receipt of Inspector's report | February 2007 |
| | Adoption and publication | March 2007 |
| Arrangements for production | Lead organisation | Spatial Development Team of Gateshead Borough Council |
| | Management arrangements | Work overseen by Head of Service, Planning and Environmental Strategy. Key decisions taken by the Cabinet of the Borough Council |
| | Resources | Existing staff resources within the Spatial Development Team will carry out the majority of work although external consultants will be commissioned to work as appropriate in meeting specified timescales. |
| | Approach to involving stakeholders and the community | Statutory consultation as required by development plan regulations |
| Post production | Monitoring and review | Annual monitoring and ultimate replacement with development plan documents |

2. Statement of Community Involvement

| | | |
|-----------------------------|--|---|
| Document details | Role and Content | Document setting out standards and approach to involving stakeholders and the community in the Replacement of the Gateshead Unitary Development Plan, the preparation of other Development Plan Documents and the determination of planning applications. |
| | Status | Local Development Document |
| | Geographical Coverage | Borough-wide |
| Timetable | Preparation of draft statement with consultation | October 2005 - March 2006 |
| | Public participation on draft statement | July -August 2006 |
| | Preparation of submission statement | March - June 2006 |
| | Submission of statement to Secretary of State | July 2006 |
| | Pre-examination consideration of representations | August - October 2006 |
| | Pre-examination meeting | October 2006 |
| | Examination period | December 2006 |
| | Receipt of Inspector's binding report | February 2007 |
| | Adoption and publication | March 2007 |
| Arrangements for production | Lead organisation | Spatial Development Team of Gateshead Borough Council |
| | Management arrangements | Head of Service, P & E S Key decisions taken by the Borough Council's Cabinet |
| | Resources | Existing staff resources within P & E S |
| | Approach to involving stakeholders and the community | The Local Strategic Partnership will provide a key link to community planning consultation processes on strategic issues. A key link to community and hard to reach groups on localized issues may be made via consultants. |
| Post production | Monitoring and review | Monitor operational experience in the Annual Monitoring Report and consider scope for revised arrangements and promotion of updated SCI if required in future. |

Appendix D Components of the new local development framework system

Local development frameworks are comprised of various local development documents. There are two main types of local development document:

- Development plan documents which are subject to independent examination
- Supplementary planning documents which are not subject to independent examination but which can constitute a material planning consideration in decision making

Development plan documents include:

- A core strategy which sets out the spatial vision, spatial objectives and core policies for development in an area
- Site specific allocations of land
- Area action plans
- A proposals map illustrating the geographical extent of policies

Development plan documents form the statutory development plan for an area together with the regional spatial strategy. Other documents which also exist within the local development framework include:

- A statement of community involvement which specifies how an authority intends to involve communities and other stakeholders in the process of preparing local development documents and in decisions on major planning applications
- The local development scheme setting out the details of each local development document to be produced and the timetable for production
- An annual monitoring report setting out progress in terms of producing local development documents and implementing policies.

Appendix E Glossary of terms used

- AMR Annual Monitoring Report: Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which policies in LDDs are being achieved.
- DPD Development Plan Document: The Documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. Should include the following elements:
- Core strategy;
 - Site specific allocations of land;
 - Area action plans (where needed); and
 - Proposals map (with inset maps, where necessary)
- LDF Local Development Framework: The LDF will contain a portfolio of LDDs which will provide the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land.
- LDD Local Development Document: LDDs will comprise of DPDs, SPDs, SCI, and the SEA/SA.
- LDS Local Development Scheme: The LDS sets out the programme for preparing the LDDs.
- PPS Planning Policy Statement: Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes (PPGs)
- RSS Regional Spatial Strategy: The RSS, incorporating a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub-regional strategies and programmes that have a bearing on land-use activities.
- SA Sustainability Appraisal: Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the LDF
- SCI Statement of Community Involvement: Document outlining how to involve the community during the preparation of DPDs and SPDs including major planning application