

Tall Buildings Supplementary Planning Document



Frequently Asked Questions

What is a Tall Building?

Consistent with national guidance the following definition has been used for describing a tall building as “Any building or structure that breaks the skyline and/or which is significantly taller than its surrounding built fabric”.

A full appreciation of context plays a critical role in identifying a tall building. Clearly a 10 storey apartment block in a predominantly 2 storey housing estate is considered a tall building.

What is the Scoping Report?

A scoping report acts as an opening consultation paper to discuss the relevant issues, themes and potential format relating to the Supplementary Planning Document (SPD). The Scoping Report will form the initial stage of the process towards developing a Tall Building SPD.

What is the Tall Building Supplementary Planning Document (SPD)?

The Tall Building Supplementary Planning Document (SPD) will explain the council’s overall approach for deal with applications for tall buildings.

It is proposed the SPD will be city-wide and criteria based providing guidance for tall building applications.

It will cover such matters as design quality, location, sustainability, place making, historic environment and public benefit.

Why is the council preparing the SPD?

On 21 December 2006 Planning & Transport Strategy Committee adopted Tall Buildings Guidance Supplementary Planning Document [SPD]. Eleven years since the guidance was adopted it now carries limited weight with the introduction of National Planning Policy Framework in 2012.

The importance of Newcastle as a Core City and Regional Capital mean it will continue to attract investment into the city and with that the pressure to intensify and maximise development opportunities by building up will not go away.

Over the last 18 months Newcastle City Council has received numerous applications for tall buildings. As the local authority looks to comprehensively develop policy this provides an opportunity to revisit the theme of tall buildings with a proactive approach.

What use does it apply to?

Technically tall buildings are a flexible building form and therefore can lend themselves to accommodate a wide range of uses.

Historically in Newcastle these have been in the form of non-residential institutions (D) such as places of worship and civic buildings. However more commonly tall buildings lend themselves to residential (C) and commercial use (B) often supplemented with alternative uses provided at ground floor and roof level such as retail (A) or leisure (D).

How will the SPD be used?

The SPD will include key criteria and guidance for assessing planning applications for tall buildings.

Potentially these will include design quality, location, sustainability, place making, historic environment and public benefit.

How will the SPD be monitored?

Monitoring the successful implementation of this SPD will be done through the council's Authority Monitoring Report (AMR), using indicators for example use of this SPD in determining planning applications.

How can I have my say?

Consultation on the Scoping Report for the Tall Building SPD will last for six weeks from 4 April to 16 May 2017

Copies of the Scoping Report and FAQ's have been published for inspection on the council's website at: <https://www.newcastle.gov.uk/planning-and-buildings/planning-policy/supplementary-planning-documents/tall-buildings-spd-0> Paper copies can be made available to view on request, please contact 0191 211 6150.

Comments can be made by email or by post to the following addresses:

Email: planningpolicy@newcastle.gov.uk

Post: Newcastle City Council, Planning Policy, Barras Bridge, Newcastle upon Tyne, NE1 8QH

Next Steps?

Following the scoping stage, the council will consider the submissions and incorporate feedback from this into the Draft Tall Building SPD before consulting in the summer of 2017.

The timescales for adoption are:

Redraft SPD and finalise adoption version December 2017

Report to Cabinet December 2017

Publish and adopt Tall Building SPD December 2017