

# Maintaining Sustainable Communities and Urban Core Housing Supplementary Planning Document

Consultation Statement September 2016

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# Introduction

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In 2011 the Council introduced the Maintaining Sustainable Communities SPD with the aim of controlling the growth of HMOs in existing residential areas. Since that time the Council has adopted its Core Strategy and Urban Core Plan. It is therefore appropriate to review the 2011 SPD. The draft SPD reviews the current student housing market in the city, including the growth of purpose built student accommodation market in the Urban Core. The draft SPD seeks to retain the existing Policy SC1 to control the loss of family housing in areas covered by Article 4 Directions as well as preventing purpose built student accommodation within these areas. In addition a new policy is proposed, Policy SC2, which will apply to all housing developments within the Urban Core of the city. The policy sets out a number of criterion against which housing developments will be assessed to ensure it will maintain the areas vibrancy, environmental quality, residential amenity and prevent the over-concentration of shared accommodation.

## **Purpose of this Report**

The Town and Country Planning (Local Planning) (England) Regulations 2012, Part 5 (regulations 12 and 13) set out the requirements for public participation and representations on SPDs

Before a local planning authority can adopt an SPD it must prepare a statement setting out the following:

- Those who were consulted when preparing the SDP.
- A summary of the main issues raised by those consulted.
- How the issues raised have been addressed in the SPD.

## Approach to Consultation

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The council is strongly committed to involving as many people as possible in the preparation of an SPD to ensure that stakeholders and the community have an opportunity to have their say.

The council is legally required by Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 alongside Newcastle Statement of Community Involvement (SCI) (2013) to carry out early engagement during the scoping exercise and formally consult on the draft SPD. To date the council has undertaken two rounds of consultation on the SPD.

### Scoping Report Consultation

Consultation on the Scoping Report Began on 18 January 2016 to 29 February 2016. The council invited General Consultation Bodies and Statutory consultees (Appendix 1) to make comments on the Scoping Report.

The council promoted the consultation by:

- Sending a letter (Appendix 2) to the Local Plan database and statutory bodies to inform them that the council has published the scoping report.
- Publishing the Scoping Report on the website [www.newcastle.gov.uk/haveyoursayonplanning](http://www.newcastle.gov.uk/haveyoursayonplanning), and making it available to view in all council libraries and in the Civic Centre
- Utilising social media including Facebook and twitter.

## Issues raised and how the council has addressed them

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### Scoping Report

In total 1 response was received on the Maintaining Sustainable Communities and Urban Core Housing SPD, which was from an organisation.

The following table summaries the submission received and the council's response.

Ref	Summary of Submission	Council Response
<b>160304 Historic England</b>	<p>Our only comments relate to the potential for incorporating potential impacts upon the historic environment as part of the review. In particular, it might be helpful to consider how levels of HMO accommodation might affect the character and distinctiveness of areas of historic importance. At the same time, it might be valuable to consider how student accommodation needs might be met through alternative schemes, such as the repair and conversion of historic buildings to bring them back into viable use.</p>	<p>The consultation draft SPD includes Policy SC2 which requires residential developments in the urban Core to deliver a high quality design with local distinctiveness that sustains and enhances the environment in a manner appropriate to its distinctiveness. Paragraph 6.9 of the draft SPD sets out the requirement as to how development should demonstrate how it would sustain and enhance the significance of heritage assets through as heritage statement or design and access statement.</p>

## Next Steps

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### **Consultation**

The council are required to consult on the draft SPD, for 6 weeks to be aligned to the council's Statement of Community Involvement. Consultation will begin on 3 October 2016.

Prior to consultation, the council must prepare a Representation Procedure statement which set out the date in which representations must be made and the address which they should be sent to.

The council in accordance with their SCI and regulations 13 (Town and Country Planning (Local Planning) (England) Regulation 2012) will publish the SPD, this statement and Representation Procedure on the council's website and in the Civic Centre Customer Service Centre and City Library. A letter will be sent to general consultation bodies and those on the Local Plan database inviting them to make representation.

### **Adoption**

It is anticipated that the council will adopt the Maintaining Sustainable Communities and Urban Core Housing SPD in spring 2017. Upon adoption, the council is required to prepare an adoption statement, which specifies

- the date the SPD is adopted
- Any modification made
- That any [person with sufficient interest in the decision to the adopted SPD may apply to the High Court for permission for a judicial review within 3 months of adoption

They are also required to prepare a consultation statement. These statements along with the adopted SPD must be published online and any person who has asked to be notified needs to be informed.

## Appendix 1 – Consultees Scoping Report

The Council consulted the following:

Ref	Consultee	Ref	Consultee
GO0071	Catherine McKinnell MP	GO0076	Excelsior Academy
GO0072	Chi Onwurah MP	GO0077	Gosforth Academy
GO0073	Rt Hon Nick Brown MP	GO0078	Gosforth Central Middle School
GR0002	Desmond Delaney	GO0079	Gosforth East Middle School
GR0004	Miss R Davison	GO0080	Gosforth Junior High Academy
GR0005	Cllr. Dr J. Alan Biggins	GO0081	Heaton Manor School
GR0006	Sharon Clarke	GO0082	Kenton School
GR0007	Miss C Thompson	GO0083	Sacred Heart Catholic High School
GR0010	Vivien Garbutt	GO0084	St. Cuthbert's RC High School
GR0013	Mrs RV Hickie	GO0085	St. Mary's Catholic School
GR0014	Mick Duffy	GO0086	Studio West
GR0015	Colin Dickenson	GO0087	Walker Technology College
GR0016	Mr & Mrs Horn	GO0088	Walbottle Campus
GR0017	Nick Glover	GO0089	Bahr Academy
GR0018	Jeff Forster	GO0090	Newcastle High School for Girls
GR0019	Claire Prosperit	GO0091	Dame Allan's Schools
GR0020	Irene Scott	GO0092	Newcastle Preparatory School
GR0021	Paul Rowe	GO0093	Newcastle School for Boys
GR0022	Helen Wright	GO0094	Northern Counties School
GR0024	Alan Davies	GO0095	Royal Grammar School
GR0026	Jim Jinks	GO0096	Westfield Independent Day School for Girls
GR0032	Malcolm & Alison Black	SC001	Northumberland County Council
GR0034	Shiela E Cooper	SC002	North Tyneside Council
GR0036	Mary Brown	SC003	Gateshead Council
GR0037	Lawrence Gray	SC004	Sunderland City Council
GR0038	J McDonald	SC005	South Tyneside Council
GR0039	Michael Hogg	SC006	Durham County Council
GR0040	Christine Elliott	SC008	North East LEP
GR0041	Alan Beale	SC009	Blakelaw and North Fenham Parish Council
GR0043	Karen Bodani	SC010	Blakelaw Parish Council
GR0045	Norma Lees	SC011	Dinnington Parish Council

GR0046	Mr George Burgess	SC012	Hazlerigg Parish Council
GR0047	Mr Sandy Irvine	SC013	North Gosforth Parish Council
GR0048	Monica Nevin	SC014	Woolsington Parish Council
GR0049	Mrs E McMullen	SC015	Historic England
GR0050	Alison Whalley	SC016	The Coal Authority
GR0051	David Caldicott	SC017	Environment Agency
GR0052	Ian Alder	SC018	Marine Management Organisation
GR0053	Mr Richard Foster	SC019	Natural England
GR0057	Robert & Joan Greenup	SC020	Network Rail
GR0063	Liz Richley	SC021	Highways England
GR0064	Russell Bowman	SC022	Newcastle Gateshead Clinical Commissioning Group
GR0001	Mr Heatherington	SC023	Northumbrian Water
GR0003	A Evans	SC024	HCA
GR0008	Mrs Grey	SC025	National Grid
GR0009	Mr David White	SC026	CE Electric UK
GR0011	Linden Robson	SC027	Mobile Operators Association
GR0012	EAPB Metcalf	SC028	Northumbria Police and Crime Commissioner
GR0023	Mrs Hyman	SC030	Office of Rail Regulation
GR0025	Mr James Wilkinson	SC031	Civil Aviation Authority
GR0027	AG & K Hunter	SC032	Lead Local Flood Authority
GR0028	JC Challans	GO0016	Newcastle College
GR0029	P Fisk	GO0025	University of Sunderland
GR0030	Deborah Ward	GO0027	c/o Elders Council of Newcastle
GR0031	Marek Bidwell	GO0067	St. Cuthbert's Primary School
GR0033	A & L Rule	SC007	North East Combined Authority
GR0035	K Batchelor	SC029	Northumbria Police Headquarters
GR0042	Yvonne Tate		Councillor Ian Graham
GR0044	JP & S Green		Councillor Hazel Stephenson
GR0054	Mr Ralph Patterson		Councillor Dipu Ahad
GR0055	Mrs G Hunter		Councillor Arlene Ainsley
GR0056	Roy Sanderson		Councillor Pauline Allen
GR0058	Mr & Mrs Wharton		Councillor Irim Ali
GR0059	S Donnelly		Councillor Kerry Allibhai
GR0060	Margaret Armstrong		Councillor George Allison
GR0061	David A Donaldson		Councillor Robin Ashby
GR0062	Mrs S Khalid		Councillor Christopher Bartlett



GR0065	Stephen Smith	Councillor Lord Jeremy Beecham
GO0001	Savills	Councillor Ged Bell
GO0002	Indigo Planning	Councillor Simon Bird
GO0003	Davis Planning Partnership	Councillor Mick Bowman
GO0004	Walton and Cole	Councillor Peter Breakey
GO0005	Northumbrian Water Ltd	Councillor Michael Burke
GO0006	Shepherd Offshore	Councillor David Cook
GO0007	Signet Planning	Councillor Bill Corbett
GO0008	Signet Planning	Councillor Nick Cott
GO0009	Amec Foster Wheeler	Councillor Melissa Davis
GO0010	CAMRA	Councillor David Denholm
GO0011	England & Lyle	Councillor Marc Donnelly
GO0012	Brummitt Architects	Councillor David Down
GO0013	Lambert Smith Hampton	Councillor Veronica Dunn
GO0014	Chris Thomas Ltd	Councillor Stephen Fairlie
GO0015	Walker Morris LLP	Councillor David Faulkner
GO0017	SSA Planning Limited	Councillor Hilary Franks
GO0018	Newcastle First Community Party	Councillor Nick Forbes
GO0019	Thomas Walling Primary Academy	Councillor Henry Gallagher
GO0020	NewCycling	Councillor Rob Higgins
GO0021	Persimmon Homes	Councillor Pat Hillicks
GO0022	Nicholson Nairn Architects	Councillor Brenda Hindmarsh
GO0023	Friends of Jesmond Library	Councillor Doreen Huddart
GO0024	Straightline Construction Co Ltd	Councillor Brian S. Hunter
GO0026	Hi-Grove Residential	Councillor Denise Jones
GO0028	Ward Hadaway	Councillor Gareth Kane
GO0029	Citizens Advice Bureau	Councillor Nick Kemp
GO0030	John Lewis Newcastle	Councillor Karen Kilgour
GO0031	Scotswood Village Residents Association	Councillor Joanne Kingsland
GO0032	Ryder Architecture	Councillor Stephen Lambert
GO0033	Sport Newcastle	Councillor Peter Leggott
GO0034	Tyne & Wear Archives & Museums	Councillor Anita Lower
GO0035	Heaton Manor School	Councillor Maureen Lawson
GO0036	HBF	Councillor Joyce McCarty
GO0037	Northumberland Estates	Councillor Kim McGuinness

GO0038	Vonne (Voluntary Organisations' Network North East)	Councillor Felicity Mendelson
GO0039	Sport England	Councillor Geoff O'Brien
GO0040	St. Vincent's RC Primary School	Councillor Catherine Walker
GO0041	Northumbria University	Councillor George Pattison
GO0042	Bishop of Newcastle	Councillor Sharon Pattison
GO0043	North East Chamber of Commerce	Councillor Sue Pearson
GO0044	Tyne & Wear Fire and Rescue Service	Councillor Dan Perry
GO0045	Newcastle University	Councillor Barry Phillipson
GO0046	Sport England	Councillor Stephen Powers
GO0047	Banks Group	Councillor Stephen Psallidas
GO0048	Nexus	Councillor Habib Rahman
GO0049	Taylor Wimpey	Councillor Ben Riley
GO0050	Barton Willmore	Councillor Bob Renton
GO0052	Nathaniel Lichfield and Partners	Councillor Jacqui Robinson
GO0053	NGP Consortium	Councillor Karen Robinson
GO0054	Persimmon Homes	Councillor Ann Schofield
GO0055	Tyne and Wear Joint Local Access Forum	Councillor Bill Shepherd
GO0056	Aldi Stores	Councillor David Slesenger
GO0057	Barratt David Wilson Homes	Councillor Jackie Slesenger
GO0058	McCarthy and Stone Retirement Lifestyles Ltd	Councillor David Stockdale
GO0059	The Planning Bureau	Councillor John Stokel-Walker
GO0060	Barton Willmore	Councillor Greg Stone
GO0061	Newcastle University	Councillor Jane Streater
GO0062	Newcastle University	Councillor Marion Talbot
GO0063	HealthWORKS Newcastle	Councillor Wendy Taylor
GO0064	Food Nation	Councillor Antoine Tinnion
GO0065	NHS England	Councillor Ian Tokell
GO0066	Public Health England	Councillor Nigel Todd
GO0068	John N Dunn Group Ltd	Councillor Sophie White
GO0069	DPP	Councillor Dave Wood
GO0070	Elders Council of Newcastle	Councillor Margaret Wood
GO0074	Discovery School	Councillor Stevie Wood
GO0075	Benfield School	Councillor Linda Wright

## Appendix 2 Letter Scoping Report

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**The person dealing with this matter is:**

Investment and Development  
Newcastle City Council  
Civic Centre, Barras Bridge  
Newcastle upon Tyne, NE1 8QH

**Phone:** 0191 277 7186

**Email:** [planningpolicy@newcastle.gov.uk](mailto:planningpolicy@newcastle.gov.uk)

**[www.newcastle.gov.uk](http://www.newcastle.gov.uk)**

14 January 2016

**IF YOU NEED THIS INFORMATION IN ANOTHER FORMAT OR LANGUAGE PLEASE CONTACT THE SENDER.**

**Consultation on: 1) Call out for Sites and Housing and Employment Land Availability Assessment Methodology, 2) Maintaining Sustainable Communities Supplementary Planning Document Scoping Report and 3) Forth Yards Development Framework**

Dear Sir/Madam,

I would like to invite you to make comments on a number of planning documents. Consultation on the following documents will last for six weeks from 18 January to 29 February 2016:

### **1) Newcastle City Council's call out for sites and the HELAA Methodology**

As required by National Planning Policy Framework, the council is preparing a Housing and Employment Land Availability Assessment (HELAA) (formally known as a Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review (ELR)) to identify land suitable for housing and employment. This is a technical study which will inform the next stage of Newcastle's Local Plan.

To prepare the HELAA the council is:

- Seeking comments on the HELAA draft Methodology
- Inviting new sites to be submitted for housing and employment uses.
- Seeking confirmation that information in the schedule of sites and associated maps is accurate.

### **Mineral Areas of Search**

The council is also calling out for Mineral areas of search should be submitted on the minerals call out for sites form.

If you would like to submit a site for consideration, please complete the relevant site assessments form which are available on our webpage at <https://www.newcastle.gov.uk/planning-and-buildings/planning-policy/site-allocations-and-development-management> and in the Civic Centre, and City Library.

## **2) Maintaining Sustainable Communities Supplementary Planning Document (SPD) Scoping Report**

The universities and further education college are a vital part of the economy of the city and the student accommodation offer is an important part of ensuring that the city remains an attractive location where students want to come and study. In order to manage the growth of shared housing across the city the council, in 2011 approved the Maintaining Sustainable Communities SPD. This document includes a policy on the development of houses in multiple occupation and other forms of shared accommodation and factors to be considered when determining planning application relating to this type of development, including purpose-built student accommodation.

Since 2011, the student housing market has continued to experience substantial growth.

The council is proposing to update the SPD to take in account the adoption of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne. The revised SPD will provide updated policy guidance on the development of houses in multiple occupation and other forms of shared accommodation across the city and policy guidance on the form of future purpose-built student accommodation and general needs housing proposals in the Urban Core of the city. The scoping report outlines the council's intentions for the update.

Following consultation, the council will consider views before preparing a draft of the SPD. This will likely be consulted on during spring 2016.

## **3) Draft Forth Yards Development Framework**

The council has prepared a draft development framework for the Forth Yards Area of Newcastle's city centre, situated to the west of Central Station and south of Scotswood Road. This area provides an opportunity to deliver a vibrant mixed use gateway to the city centre. The Draft Framework sets out interventions required to improve accessibility to the area and development parameters. Following this consultation the council will ask Cabinet to adopt this document as Planning Guidance in spring 2016.

All of the documents have been published for inspection on the council's website at <http://www.newcastle.gov.uk/planning-and-buildings/planning-policy/planning-for-the-future-have-your-say> and are also available for viewing at:

Newcastle Civic Centre  
City Council,  
Customer Service Centre,  
Barras Bridge,  
Newcastle upon Tyne,  
NE1 8QH,  
(Monday to Friday 8.30am to  
4.30pm).

Newcastle City Library  
Charles Avison Building,  
33 New Bridge St W,  
Newcastle upon Tyne  
NE1 8AX  
(Monday to Thursday 8am to 8pm,  
Friday to Saturday 9.30am to 5.30pm  
and Sunday 11am to 5pm).

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

- Email: [planningpolicy@newcastle.gov.uk](mailto:planningpolicy@newcastle.gov.uk)
- Post: Newcastle City Council, Planning Policy, Barras Bridge, Newcastle upon Tyne, NE1 8QH

If you have any questions, please do not hesitate to contact a member of the Planning Policy Team.

Yours faithfully,