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**Sanderson
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town and country planning-Newcastle
Forum

December 2007

Recent projects

Boathouse Lane, Stockton



Sanderson Weatherall recently secured outline planning consent for the redevelopment of land at Boathouse Lane, Stockton. The client for this particular scheme was Northern Machine Tools Limited.

The planning submission is the culmination of twelve months of pre-application discussions and negotiations with the Local Planning Authority. Proposals for this site were predominantly residential led with an element of A3 restaurant at ground floor level fronting onto the River Tees. Although the planning application was submitted in outline, an indicative masterplan for the site was prepared. The masterplan was prepared in accordance with the Boathouse Lane Development Plan Document, paying particular attention to the site specific constraints and opportunities.

Teamwork pays off on £30m scheme



Teams from the Newcastle Agency & Development, London Investment and Newcastle Planning departments have pulled off an outstanding piece of teamwork to help towards bringing a £30 million commercial development to fruition in the North East.

The 4.2 hectare site on Newburn Riverside was brought to the attention of Caddick Developments Ltd by Newcastle's Agency & Development team as a possible development opportunity.

London's investment team stepped in to offer their advice and expertise, managing to secure 100% funding from CBRE investors ahead of planning. Full planning permission has been granted and work on 52,000 sq ft of office accommodation and 180,000 sq ft of industrial space will start on site before Christmas.



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Town & Country Planning
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Winners at the Estates Gazette Awards
Property Adviser of the Year for the North East and Yorkshire

Planning

Hot topic - Article 14 the North East **Hot topic - Housing targets - 240,000 dwellings a year?**
Flood risk assessments Developer contributions Saved development plan policies

Housing targets - 240,000 dwellings per year



The problems of affordability in the housing market are of National concern and the fact that housing supply does not meet demand has led the current government to increase its housing targets throughout England.

But, can the planning system facilitate an increase in housing development over the next 15-20 years? The issues of deliverability and developability are at the forefront of planning for housing and the question therefore looms as to whether our planning system is able to respond to this challenge.

The Housing Green Paper published by the Department of Communities and Local Government on July 23rd 2007 increased the national housing target from 200,000 dwellings per year to 240,000 dwellings per year by 2016.

If Local Planning Authorities (LPA's) are to reach these extended housing targets per year, they must plan for them. LPAs must ensure that they grant implementable planning permission for new housing development and more importantly we must build them.

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Housing targets - 240,000 dwellings per year *(continued)*

One of the major restrictions on LPA's meeting their local targets for housing development has been the ceilings that have been advocated by regional government. An example is the Moratoria Policy, which emerged in the North West region when housing for some areas was dramatically reduced.

Such stringent control on the level of housing development can have negative impacts on the housing market. The delivery of housing supply against demand resulted in housing stress which in turn led to affordability pressure. This ultimately led to the amendment of the North West Regional Spatial Strategy to increase overall housing provisions and principally to seek to address the unintended consequences of previous regional planning guidance: a lack of resources.

The current round of Regional Spatial Strategy (RSS) makes for interesting reading when assessed against the 200,000 dwellings per

annum target as set out by central government. The North East of England's contribution to housing figures has been increased post Examination in Public (EIP) by an additional 285 dwellings per annum.

Planning experts however are aware that there is more to planning for housing than just setting out targets in RSS. These targets must then be transferred into land use allocations and the identification of sites on the ground. Therefore it is up to the local planning authorities to transfer the RSS figures to land use allocations through the Local Development Framework (LDF). Also, the clear thought process behind the new LDF system was to allow Development Plan Documents (DPDs) to be short focused and criteria based. However few DPDs have progressed through the process to be declared sound and have often been bounced back by central government for further review. If the LDF is to achieve housing goals then there needs to be a clearer understanding of what is required from central government. It must also be taken into

consideration that the lack of progress with LDFs may well lie with the LPAs for either a lack of understanding of central government aims or a lack of resources.

National Planning Policy in the form of Planning Policy Statement 3 (PPS3) launched a new era in planning for housing. However many planning experts feel that not all the ideas are new, with much being drawn from the pre 1991 era. One of the aims of PPS3 is to identify a 5 year and 10 year supply of developable and deliverable land for housing and this process will also erase the current fears of land banking by house holders. In response to such fears, the Home Builders Federation (HBF) undertook a direct survey of 21 of the largest housebuilding companies. This survey revealed that 97.4 per cent of all plots of land considered were in fact on sites where work was started within three months of gaining implementable consent.

To conclude, therefore, the planning system is an essential tool to control potentially harmful development however it must not be used too stringently, so that it delays housing development. If the 240,000 new homes vision is to be fulfilled, then the system will require collaborative working between the private and public sector and planning will need to be more inclusive. The targets are being set by the Regional Spatial Strategies and it is up to the LPAs to communicate with the key stakeholders on how best they go about achieving these figures.



Flood Risk Assessments: FRA's required when least expected!

'Planning Policy Statement 25 (PPS 25): Development and Flood Risk, compiled by the Department and Flood Risk and published by the Department of Communities and Local Government in December 2006, sets out the Government's aims of planning policy on development and flood risk... to ensure that flood risk is taken into account at all stages in the planning process'.

Local Planning Authorities are beginning to ask for FRAs to support outline planning applications on sites OUTSIDE defined flood zones. Annex E of PPS25 mentioned that FRAs will also be "required where the proposed development of change of use to a more vulnerable class may be subject to other sources or flooding", namely; flooding from land, flooding from ground water, flooding from sewers and flooding from reservoirs, canals and other artificial sources.

We recommend: that you fully scope out the Local Planning Authority what supporting information is required to register your application complete.

Article 14 notices Relaxed in the North East

The successful 'Go For Jobs' campaign is to be praised by the House of Parliament after a 2 year battle between the North East and the Highways Agency. The Article 14 Notice was first set up to closely control major employment developments close to the Secretary of States roads, which include the A1 and A19. Unfortunately for employment growth, the Article 14 Notice was seen to be a major obstacle and in some instances was preventing major employment sites from coming forward. This degree of control raised many objections from the Chamber of Commerce.

It is claimed that one of the greatest Go for Jobs successes came after the Highways Agency blocked plans by Northern Rock to open a 60 million pound office in Sunderland in February 2006. Local objection including press objection eventually led to the then Transport Minister, Stephen Ladyman, taking on the objections and striving to end the delay. Gateshead Team Valley was also affected by the Article 14 powers when two sites on the business park were hit with planning orders and many other development proposals were not brought forward because they were warned that any plans would be blocked. However in November 2006, the Agency started negotiations with Team Valley businesses to discuss the way forward and it appears that most concerns have been taken into consideration.

The Government has now started a 3 month consultation on Highways Agency powers which many commentators believe could spell the end for its blocking powers.

Article 14 notices