



North Tyneside Council

Killingworth Moor and Murton Gap

Outline Development Framework

June 2016

ARUP



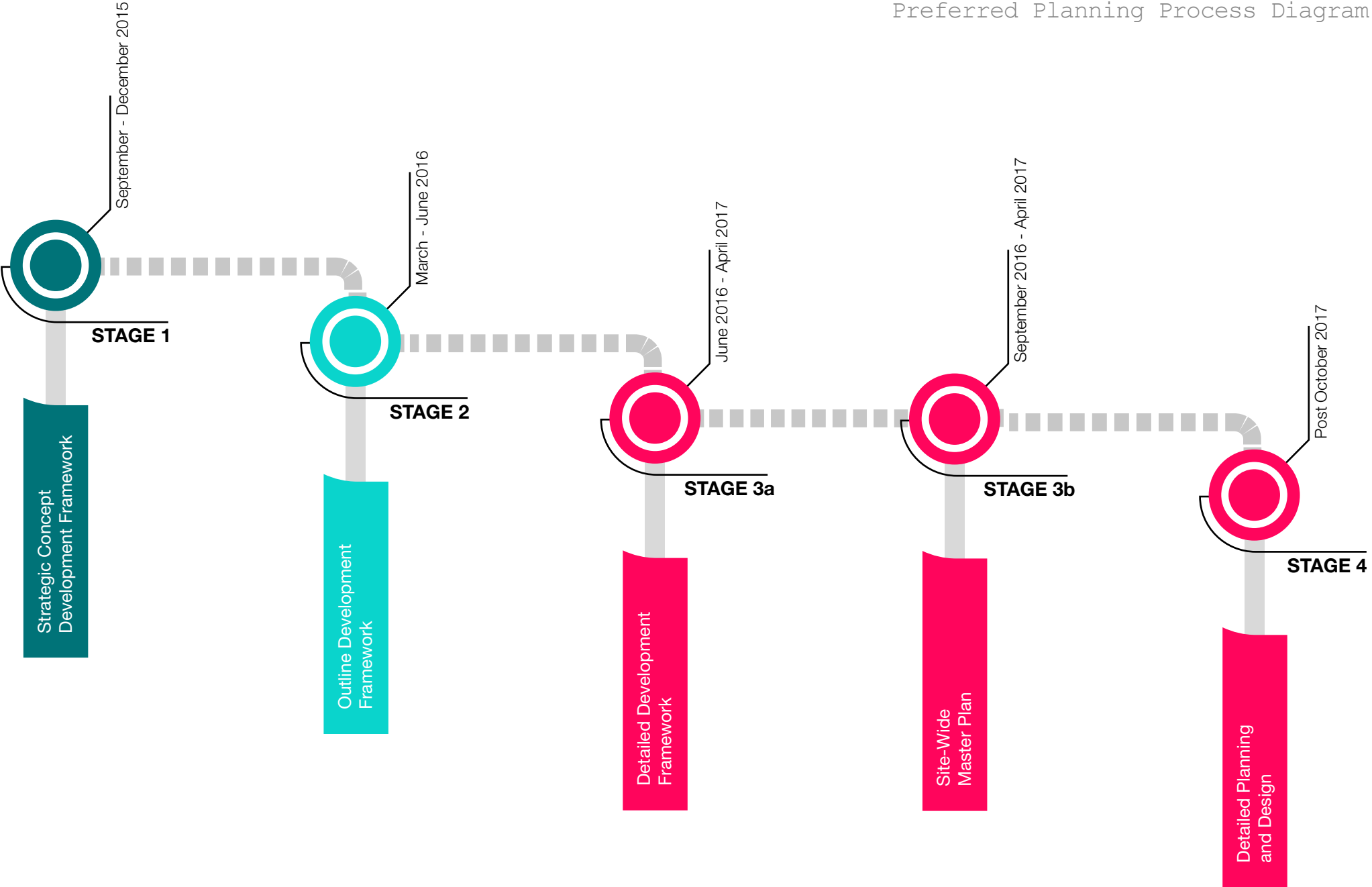
North Tyneside Council

Part 04

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Preferred Planning Process Diagram



Summary of Preferred Planning Process

1. Strategic Concept Development Framework

- Forms part of the spatial framework for land use proposals set out in the Pre-Submission Draft Local Plan.
- Establishes the parameters, objectives and 'success criteria' for subsequent design work.
- Informs future work, including transport modelling, infrastructure planning and viability assessments.

Lead: Master planning consultant appointed by the Council.

Status: Referred to in Pre-Submission Draft Local Plan, forms part of the Local Plan Evidence Base.

2. Outline Development Framework

- An outline framework for development.
- Establishes strategies for the site, including: urban structure (street hierarchy, character areas); Movement; Green infrastructure; Land use; Phasing; and Infrastructure Delivery.
- Ensures a robust evidence base and delivery strategy is provided as part of the Local Plan Evidence Base.
- Benefits from preparation in partnership with landowners, stakeholders and the Council.

Lead: Master planning consultant appointed by the Council.

Status: Referenced in Submission Draft Local Plan, forms part of the Local Plan Evidence Base, Overarching document to demonstrate the deliverability of the site.

3a. Detailed Development Framework

- A detailed framework for development.
- Adopted as Council Guidance.
- Provides detailed development guidance in order to inform subsequent planning applications for the site.
- Includes a Site Design Guidance to provide a quality benchmark for the whole development.
- Sets out Design Review requirements for outline and reserved matters planning applications.
- Public and stakeholder consultation undertaken on the draft document.
- Planning Performance Agreement and MoU agreed between the Council and developers.

Lead: Master planning consultant appointed by the Council.

Status: Adopted as Council Guidance.

3b. Site-wide Master Plan

- A master plan for the whole site in conformity with the Detailed Development Framework.
- Underpins a single outline planning application for the whole site.
- Independent Design Review at the pre application stage.
- Initial design concepts are submitted to the Council at the pre-application stage.
- Public and stakeholder consultation a key requirement at the pre application stage.
- PPA and MoU provide certainty and clarity on planning process.

Lead: Master planning consultant appointed by developer consortia.

Status: Outline Planning Permission.

4. Detailed Planning and Design

- The detailed design for individual parcels and phases of development.
- Submitted as Reserved Matters applications to the Outline Planning Permission.
- Public and stakeholder consultation a key requirement at the pre application stage.
- PPA and MoU provide certainty and clarity on planning process.

Lead: Architect / Master planning consultant appointed by developer consortia.

Status: Full Planning Permission.

4.2 Stage 1: Strategic Concept Development Framework

The preparation of the Concept Development Framework was led by the Council and sets out the methodology for the preparation of the framework plans for both sites and was commissioned to form part of the Local Plan evidence base.

The Concept Development Framework is supported by a series of development objectives and principles.

The document was prepared in collaboration with North Tyneside Council, landowners and developers, through a series of workshops which explored the constraints and opportunities for each site.

Overview of Stage 1

- Forms part of the spatial framework for land use proposals set out in the Pre-Submission Draft Local Plan.
- Establishes the parameters, objectives and 'success criteria' for subsequent design work.
- Informs future work, including transport modelling, infrastructure planning and viability assessments.

Lead: Master planning consultant appointed by North Tyneside Council

Status: Referred to in Pre-Submission Draft Local Plan, forms part of the Local Plan Evidence Base

4.3 Stage 2: Outline Development Framework

The preparation of the Outline Development Framework was led by the Council and prepared in partnership with the developer consortia for the sites.

The Framework builds on the Concept Development Framework and also brings together key workstreams on viability, transport modelling and feasibility, and infrastructure delivery into a single summary document.

At the heart of the framework is a vision for the sites which seeks to express what the sites could be like in the future and what places they could become. It is the foundation of the master planning process.

Overview of Stage 2

- An outline framework for development.
- Establishes strategies for the site, including: urban structure (street hierarchy, character areas); Movement; Green infrastructure; Land use; Phasing; and Infrastructure Delivery.
- Ensures a robust evidence base and delivery strategy is provided as part of the Local Plan Evidence Base.
- Benefits from preparation in partnership with landowners, stakeholders and the Council.

Lead: Master planning consultant appointed by North Tyneside Council

Status: Referenced in Submission Draft Local Plan, forms part of the Local Plan Evidence Base, Overarching document to demonstrate the deliverability of the site

4.4 Stage 3: Detailed Development Framework with Site Wide Masterplan

Overview

Following the preparation of the Outline Development Framework the Council and the developer consortia will work closely to prepare a Detailed Development Framework for each site. This will be adopted as Council guidance and inform the preparation of Site Wide Masterplans, prepared by the developer consortia, which will underpin outline planning applications for the sites. It is anticipated that the preparation of the Detailed Development Framework and Site Wide Masterplans will run in parallel and will be based on an iterative process.

Detailed Development Framework

The preparation of the Detailed Development Framework will be led by the Council and prepared in partnership with the developer consortia for the sites.

The Framework will provide the next level of detail beyond the Concept and Outline Development Frameworks and clearly articulate the Council's requirements and objectives for the planning and design of the sites. It will provide detailed development guidance in order to inform the preparation of subsequent master plans and planning applications for the sites. For example, it will set land uses, location of roads, development parcels and green infrastructure strategies.

It is intended that the Framework will be adopted by the Council as guidance (through the Council's Cabinet committee) and will set the principles for development for the sites and be a material consideration in the determination of any future applications for the area it covers.

Overview of Stage 3

Stage 3 comprises of two elements.

Part A: Detailed Development Framework

- A detailed framework for development.
- Adopted as Council guidance.
- Provides detailed development guidance in order to inform subsequent planning applications for the site.
- Includes Site Design Guidance to provide a quality benchmark for the whole development.
- Sets out Design Review requirements for outline and reserved matters planning applications.
- Public and stakeholder consultation undertaken on the draft document.
- Planning Performance Agreement and Memorandum of Understanding agreed between the Council and developers.

Lead: Master planning consultant appointed by North Tyneside Council in partnership with the developer consortia

Status: Adopted by the Council as Guidance

This status will provide clear guidance for the management of subsequent stages of the planning and design process for the sites.

The adoption of the Framework as Council guidance will ensure it is a crucial material consideration in subsequent planning decisions.

The Framework will be a proactive tool to promote greater consensus, transparency, speed, quality and certainty to the subsequent stages of planning and design.

Design Reviews are endorsed through the National Planning Policy Framework and are a respected method of improving the quality of new development by offering constructive, impartial and expert advice. The Framework will therefore articulate the Council's expectations and requirements around external and independent Design Review process for the further stages of planning and design of the sites. This will be provided through design north east which provides design support services across the region and is managed by the RIBA.

The Framework will be prepared through engagement with landowners, stakeholders and the local communities.

Finally, as this element represents the 'handover' from the Council to the developer consortia in terms of leading on the design process, a Planning Performance Agreement and Memorandum of Understanding will be agreed between the key parties to ensure there is a clear agreement on the process moving forward.

Undertaking a Planning Performance Agreement (PPA) can help ensure:

- Better overall management of the application process.
- Identification of key issues at an early stage.
- Realistic and predictable timescales.
- Greater accountability and transparency.
- Improved partnership working.
- Dedicated time afforded to the application at an agreed level.
- Continuity and consistency in the Council's team.

A PPA for Murton Gap and Killingworth Moor could include the following:

- A Planning Performance Agreement to set out agreed timescales for providing comments, responding to consultation etc. in order to provide a bespoke development management approach for each developer consortia with the Council as local planning authority.
- The basis on which planning applications will be made, for example the criteria which need to be satisfied in order for the Council to accept multiple outline planning applications.
- A formal arrangement with the design north east design review panel for proposals to be subject to early independent.
- An agreed set of project programmes.

Site wide Masterplan

Running in parallel with the preparation of the Detailed Development Framework will be the Site Wide Masterplans. The preparation of the outline planning application and supporting master plan for each site will be led by the developer consortia and their design teams.

The role of the master plan at the outline planning application stage is crucial as it will provide support for the application by providing certainty on the principles of development and also for the purposes of assessment under environmental impact assessment (EIA) regulations.

The master plan will assist in establishing 'in principle' the acceptability of development proposals in advance of detailed design work. The outline planning application will also include a suite of technical assessments defined at EIA scoping stage – for example, air quality, economic and social impact, waste, transport, landscape and ecology.

The complementary site master plans submitted with the outline planning applications will be required to be in conformity with the Detailed Development Framework which will be adopted as Council guidance. The complementary site master plans will identify shared infrastructure and related development requirements and delivery components.

The assumption is that for each site a single outline planning application will be submitted, unless otherwise agreed with the Council. A single outline application will provide the Council with a clear understanding of the basis upon which reserved matters applications for the various phases of development will be made. A single outline planning permission will also ensure a clear and robust approach to understanding the required mitigation and planning obligations for each site as a whole. Whilst there is an aspiration for a single outline planning application, individual planning applications would be considered on their own merit.

As outlined above a process of proactive engagement on the master plan will be expected including design review at key milestones within the pre application stage.

Part B: Site wide Masterplan

- Complementary site master plans in conformity with the Detailed Development Framework.
- Underpins a single outline planning application for the whole site.
- Independent Design Review at the pre application stage.
- Initial design concepts are submitted to the Council at the pre-application stage.
- Public and stakeholder consultation a key requirement at the pre-application stage.
- Planning Performance Agreement and Memorandum of Understanding provide certainty and clarity on planning process.

Lead: Master planning consultant appointed by developer consortia

Status: Outline Planning Permission

4.5 Stage 4: Detailed Planning and Design

The preparation of the reserved matters applications and the detailed design to support them will be led by the developer consortia and their design teams.

For an outline or full planning application a local planning authority may give permission but leave the final determination of certain issues to a further stage of the process. This often concerns urban design and master planning issues such as layout, scale, appearance, access and landscaping. The detailed designs submitted at the reserved matters planning application stage will also provide further detail on certain aspects, as a way of demonstrating how an individual development is considered as part of a larger scheme.

As outlined above a process of proactive engagement on the master plan will be expected including design review at key milestones within the pre application stage.

The Memorandum of Understanding will have also established requirements in respect of public and stakeholder consultation which will also be a key requirement at the pre application stage for detailed planning and design.

Overview of Stage 4

- The detailed design for individual parcels and phases of development.
- Submitted as Reserved Matters applications to the Outline Planning Permission.
- Public and stakeholder consultation a key requirement at the pre application stage.
- Planning Performance Agreement and Memorandum of Understanding provide certainty and clarity on planning process.

Lead: Architect /Master planning consultant appointed by developer consortia

Status: Full Planning Permission

