

Hot Food Takeaways



Frequently Asked Questions

What is the Hot Food Take Away SPD?

This Supplementary Planning Document will explain the council's overall approach to hot food take away development and will be a material consideration in the determination of planning applications for hot food takeaways within use class A5 and with mixed use developments which include a hot food takeaway element.

These policies are intended to be included within Newcastle's forthcoming Development and Allocations Local Development Document (DALDD).

Why is the council preparing the SPD?

The SPD will supplement the policies in the Core Strategy and Urban Core Plan (CSUCP, adopted March 2015) and help to ensure that Newcastle's retail centres continue to retain their primary function of providing a range of shops and services, along with protecting residential amenity and controlling the location of, and access to, unhealthy eating outlets.

National Planning Guidance actively encourages Local Planning Authorities to promote healthier communities including managing the proliferation of fast food outlets.

What use does it apply to?

This document will be applicable to hot food take aways (use class A5) only and with mixed use developments which include a hot food takeaway element. In planning terms, there is a distinction between a shop (use class A1), a restaurant or café (use class A3), a drinking establishment (use class A4) and a hot food take away (use class A5).

The type of hot food to be sold is not a consideration in determining a planning application. Also, the effects of competition between existing and proposed take aways cannot be taken into account in the determination of planning applications.

Council records show that, at present, there are a total of 271 hot food takeaways across the city. Of those, 133 are located within allocated retail

centres (6 of which are vacant) and 138 are outside of allocated retail centres (10 of which are vacant).

How will the SPD be used?

The SPD will include key principles for assessing planning applications and focuses on three key policy areas; vitality and viability of centres, residential amenity and healthy eating.

Vitality and viability

Policy CS7 of the CSUCP aims to protect the vitality and viability of centres in the retail hierarchy by encouraging a balance of retail and supporting uses. Hot food takeaway uses are often closed for much of the daytime. In order to increase the vitality and viability of centres, it is necessary to support a choice and range of shops.

Residential amenity

The impact of hot food takeaways on residential amenity is an important consideration when determining planning applications. Hot food takeaways can cause unacceptable levels of noise, odours, traffic problems, litter and anti-social behaviour. In areas where hot food takeaways are concentrated, these issues can be exacerbated.

Healthy Eating

Obesity is a significant health challenge and tackling growing obesity levels is an important task for the Government and local authorities. Both Public Health England and the National Institute for Health and Clinical Excellence (NICE) advise local authorities should restrict planning permission for takeaways, particularly in specific locations, for example, close to schools. The policy approach in this Draft SPD includes a 400 metres proximity to secondary schools exclusion zones. The 400 metres distance has been used by the majority of other planning authorities we have looked at (for example: Waltham Forest, Bradford, Gateshead, Tower Hamlets, Stoke-on-Trent, Sandwell, Salford, Medway, Barking and Dagenham and Warrington) The 400 metres distance is the standard distance applied to walking distances between bus-stops and broadly represents a 10 minute walk, taking into account physical barriers on any route.

The SPD includes specific policy guidance on:

- Over concentration and clustering
- Proximity to secondary schools
- Protection of residential amenity
- Highway impact
- Hours of operation
- Odours and noise abatement

- Disposal of waste products

This SPD will also supplement City-wide policy – Newcastle's Wellbeing for Life Strategy.

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 and number of new hot food take away premises granted.

How can I have my say?

Consultation on the draft SPD will last for six weeks from 4 December 2015 to 15 January 2016. Copies of the SPD, Consultation Statement and Statement of Representation Procedure are available to view and have been published for inspection on the council's website at <http://www.newcastle.gov.uk/planning-and-buildings/planning-policy/supplementary-planning-documents/hot-food-takeaways-spd-0> 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
 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

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

When will the SPD be adopted?

Following consultation, the council will consider the submissions and amend the SPD as required prior to asking Cabinet to adopt the SPD. The timescales for adoption are:

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| Redraft SPD and finalise adoption version | January/February 2016 |
| Report to Cabinet | March 2016 |
| Publish and adopt Hot Food Takeaway SPD | March 2016 |