

Durham County Council - Preferred Options Local Plan Document (CDLLPO)

Policy Context

1. Durham County Council is consulting on its Preferred Options Local Plan Document (CDLLPO). The document sets out the preferred spatial vision and strategic policies that will shape development within Durham County Council up to 2035.
2. The Council shares borders with Durham to the south and south west, and is therefore being consulted on the Plan. Gateshead's comments regarding the potential implications of the Local Plan document on development and growth across Gateshead, particularly in the context of Gateshead's adopted Core Strategy and Urban Core Plan and emerging MSGP.
3. Consultees are being asked to comment on whether the Local Plan complies with the legal requirements; national policy; and the 'soundness' of the plan. The plan seeks to:
 - *Proposed 305 Hectares of strategic and general employment land for office, industrial and warehousing. 13.5ha land during the plan period and safeguard 17.7 hectares for Research and Development at NetPark, North of Bishop Auckland.*
 - *Focus of new housing development on the county's main towns and villages but with opportunities identified that allow all settlements to have a sustainable future.*
 - *Make sure there is an accessible, integrated and sustainable transport system*
 - *Enable Durham City to fulfil its potential. Development focus on the City on residential, Office space and the University.*
 - *Proposes to allocate two strategic urban extension sites: one at Sniperley Park and Sherburn Road. These are detailed in Policy 6.*

- *Make sure there is access to a range and choice of housing, services and community facilities*
 - *Protect and enhance the natural, built and historic environment*
 - *Increase the numbers of visitors and the amount of time and money they spend in the County.*
 - *No longer considering extensions to Green belt North of Consett and Stanley.*
4. Our draft response to this consultation is consistent with responses we have provided to earlier stages of consultation on the emerging CDLLPO, the few minor issues affecting Gateshead Council have been addressed within this response to Durham County Council.
 5. Part of the housing allocated includes areas to the North of County Durham, it is likely that this will result in further trips into Tyne and Wear via Gateshead's transport infrastructure. Our draft response has expressed the desire for evidence of the impact that housing development in this area will have on Gateshead's transport network. Gateshead council hopes for co-operative working between the councils to prevent and mitigate against potential impacts Gateshead's transport infrastructure.
 6. CDLPPO has removed the greenbelt extension of the Tyne and Wear Greenbelt in the area North of Stanley and Consett that was proposed within previous iterations of the emerging plan. Gateshead Council had previously supported the extension and still believe it would be considered 'exceptional circumstances' however recognises the merit in DCC's view that the 'exceptional circumstances' required are not clear in all elements.
 7. An invitation has been extended to DCC to join the River Team Catchment partnership. Inclusions of references to the Team Flood Masterplan and the Water Framework Directive within the supporting text to DCC flood risk and water quality policy have been suggested.
 8. The approach to minerals and brick clay specifically is addressed in the context of Birtley Quarry (located in County Durham) which supplies material to the Union Brickworks (located in Gateshead). The need for a coordinated and positive approach to ensure the longer-term supply of material for the brickworks is acknowledged.

9. The Preferred Options stage of a Local Plan is the last stage where an informal response to strategic issues can be lodged, the subsequent pre-submission draft stage will trigger regulation 19 and any response will require a formal submission. According to County Durham's Local Development Framework, Regulation 19 consultation is scheduled to take place in winter 2019 with a submission planned to be made to the inspector in Summer 2019.
10. The deadline for consultation responses is 3 August 2018. In order to meet this deadline, our comments have been forwarded to Durham County Council for information, with an accompanying covering letter stating that our formal consultation response is subject to Cabinet approval in September 2018.

Implications of Recommended Option

11. **Resources:**
 - a) **Financial Implications** – No direct implications. Potential contribution from development in North Durham to improve Gateshead's transport infrastructure.
 - b) **Human Resources Implications** – No human resources implications.
 - c) **Property Implications** - No property implications.
12. **Risk Management Implication** - No risks associated with the consultation.
13. **Equality and Diversity Implications** – A spatial objective of the plan is to reduce inequality.
14. **Crime and Disorder Implications** – No crime implications.
15. **Health Implications** – No health implications.
16. **Sustainability Implications** - A Sustainability Statement has been produced as part of the Local Plan Preferred Options Document.
17. **Human Rights Implications** - No human rights implications.
18. **Area and Ward Implications** – Durham County Council's Preferred Options Document could potentially have transport implications across the Borough, although adhering to the duty to co-operate should resolve any issues.

Annex



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Stuart Timmiss
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Durham
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3rd August 2018

Dear Sir/Madam,

RE: Durham County Council's Preferred Options Draft Local Plan Document Consultation 2018

Thank you for providing us with the opportunity to comment on the full draft of the County Durham Local Plan. As neighbouring local authorities, cooperation on strategic cross-boundary issues can positively influence sustainable patterns of development in Gateshead and County Durham.

Our representation is mainly in support of the Draft Local Plan Document, comments have arisen regarding policies which are relevant to Gateshead Council. We are willing to consult further with Durham County Council to incorporate the content of this response into the Local Plan document as it progresses.

Question 29 - Green Belt

Durham County Council previously considered the designation of an extension of the Tyne and Wear Green Belt immediately across from the Gateshead boundary in the area north of Consett and Stanley: Gateshead Council supported this proposal to correct the existing anomaly. We recognise that exceptional circumstances aren't clearly demonstrable and accept Durham County Councils decision to no longer pursue the creation of this additional greenbelt.

Question 31 and 34 - Sustainable Transport

Housing development has been allocated within North Durham, will likely create a reasonable level of cross boundary impacts. The draw of Tyne and

Wear for employment, leisure and retail could generate more trips to Tyne and Wear through Gateshead's road network. Concerns particularly arise for already established areas of high congestion located near the border.

We are not aware of additional evidence on the cumulative impacts of the North Durham housing allocations on trip generation between County Durham and Gateshead, provision of this evidence would be welcomed. Gateshead Council is keen to work with Durham County Council to reduce and mitigate the potential impacts on Gateshead's Transport infrastructure.

Question 45 - Flood Risk and Water Quality

Gateshead Council is working with the Environment Agency, Tyne Rivers Trust and other stakeholders to form a River Team catchment partnership to support flood management, environmental enhancement and water quality improvement. We welcome Durham County Council's involvement in the partnership, and in our view the plan would benefit from including specific reference to the partnership's objectives.

Question 59 – Brickmaking Raw Materials

Gateshead Council supports the approach to clay provision in respect of the Union Brickworks (located in Birtley, Gateshead), noting the current permission at Birtley Quarry (located in County Durham) will enable the needs of the Union Brickworks for glacial clay to be met until 2044. The Council will continue to work positively with County Durham in addressing the longer-term needs of the brickworks.

Yours Faithfully,



Neil Wilkinson

Spatial Development
Development & Public Protection
Development & Enterprise
Gateshead Council