

Placemaking Supplementary Planning Document Review 2022

Consultation Statement (Second Consultation)

March 2022

Following the adoption of the Core Strategy and Urban Core Plan in March 2015, and Making Spaces for Growing Places in February 2021, an update to the Placemaking Supplementary Planning Document (SPD) is required. The adoption of the new Local Plans have resulted in the superseding of the Unitary Development Plan which the SPD, first adopted in 2012, was written to support. The SPD update brings the document in line with the new Plans and includes information on Areas of Special Character and Routeways and Gateways.

The SPD sets out the Council's approach to placemaking, it does not set out policy but provides more detailed guidance on implementation of relevant CSUCP and MSGP policies, and on the principles of good design for all types of development within Gateshead. The SPD provides practical guidance on the opportunities for incorporating public art as part of development proposals and reflects the Council's aspiration to reinforce the concept of 'Creative Gateshead'. This refers to how creative experiences and opportunities can improve the quality of life as well as the look and feel of the borough. For example, MSGP24 (Design Quality) identifies six specific routeways where good design can have particularly great impact; the SPD goes into greater detail on these routeways and discusses key gateways lying along each routeway, such as the A1/Durham road gateway which has been improved by the siting of the Angel of the North.

The first consultation on the SPD ran for six weeks from 1 October to 12 November 2021, and a second consultation was carried out from 12 January to 10 February 2022. Consultation was carried out in accordance with the Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement. Statutory consultees and all those on the Local Plan consultation database were contacted by email and invited to comment. The documents were made available on the Council website, and hard copies were available to view by appointment at the Civic Centre.

First Consultation

15 representations were received from 13 consultees. Representations received included concerns relating to specific areas such as Gateshead High Street South, issues such as heritage or biodiversity, and proposals for sites to be considered for development which could enhance specific routeways and gateways. The representations received have resulted in a few minor amendments to the SPD, and these are summarised in the table below.

Summary of representations received during 2021 consultation 1 October – 12 November

Representor	Summary of representation	Response	Action
Nexus	<p>Supportive of SPD's vision and of making infrastructure and landmark buildings welcoming in their design. Would like to see consideration of welcoming design and accessibility to frequent public transport provision as a means of encouraging sustainable transport use, particularly at new focal point development. Use of brownfield sites close to the existing public transport network also contributes to placemaking, e.g. the former Gateshead College site. Support inclusion of the Tyne and Wear Metro as a placemaking corridor and recognise the impact of well-designed public transport stations as gateway points to neighbourhoods. Nexus are researching the scope and funding for redevelopment of Gateshead Interchange and its buildings. Nexus are happy to continue working with the Council and other stakeholders on appropriate development in Gateshead.</p>	<p>Thank you for your comments. The Council encourages sustainable transport provision and will include reference to welcoming design and frequent, accessible public transport provision as a means of encouraging sustainable transport use in the next draft of the SPD.</p>	<p>Add reference to frequent, accessible public transport provision which is designed to be welcoming as a means of encouraging sustainable transport use in the next draft of the SPD.</p>
Taylor Wimpey (Barton Willmore)	<p>Support the need to update the SPD. Taylor Wimpey has land at Kibblesworth which now has outline planning consent following its allocation as a Neighbourhood and Village housing site (Policy GV5 of the Core Strategy (2015). Comments are therefore made against Character Area 7 Kibblesworth.</p>	<p>Thank you for your comments. The Council will undertake a Call Out for Sites as part of an evidence base refresh, which would inform any future review of the Core Strategy and Urban Core Plan. Taylor Wimpey will be able to submit this site for consideration as part of this</p>	<p>N/a</p>

	<p>Taylor Wimpey own land to the west of their existing site which is bound by the Bridleway LA/72a/8 which is tree lined and therefore provides a permanent and definitive boundary to the Green Belt.</p> <p>Improvements could be achieved by releasing the residual land at Kibblesworth and allocating it for development.</p> <p>The gateway approach could be reinforced and enhanced through the use of public art, signage and landscaping for example.</p>	process.	
Taylor Wimpey (Barton Willmore)	<p>Support the need to update the SPD.</p> <p>Taylor Wimpey own a 13ha site south of Stannerford Road, Crawcrook. Comments therefore relate to Area of Special Character 8, Crawcrook.</p> <p>Land south of Stannerford Road is currently within the Green Belt. The character area Crawcrook lies to the south of the site. Should the review of the Core Strategy seek to release further Green Belt through the demonstration of Exceptional Circumstances, Taylor Wimpey are confident that this site could be designed in a manner which is appropriate and could enhance the setting of the character area.</p>	Thank you for your comments. The Council will undertake a Call Out for Sites as part of an evidence base refresh, which would inform any future review of the Core Strategy and Urban Core Plan. Taylor Wimpey will be able to submit this site for consideration as part of this process.	N/a
Taylor Wimpey (Barton Willmore)	<p>Support the need to update the SPD.</p> <p>Taylor Wimpey have an 11ha site to the south of Broom Lane, Whickham. Comments therefore relate to Area of Special Character 20 at Broom Lane/Whaggs Lane, Whickham.</p> <p>Taylor Wimpey are confident that this site could be designed in a manner that is appropriate and could enhance the character area, should the Core Strategy seek to release further Green Belt land through the demonstration of Exceptional Circumstances.</p>	Thank you for your comments. The Council will undertake a Call Out for Sites as part of an evidence base refresh, which would inform any future review of the Core Strategy and Urban Core Plan. Taylor Wimpey will be able to submit this site for consideration as part of this process.	N/a

<p>Natural England</p>	<p>Welcome the opportunity to comment, consider the SPD unlikely to have significant effects on the natural environment. Advise the Council to consider a number of specific issues:</p> <p>Green Infrastructure - SPD could consider making provision for Green Infrastructure (GI) within development. Suggest also considering issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <p>Biodiversity Enhancement - SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework.</p> <p>Landscape Enhancement - SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature.</p> <p>Other design considerations – NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 180).</p> <p>Natural England should be consulted if the SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, or if significant changes are made to the SPD which would impact the natural environment.</p>	<p>Thank you for your comments. The Council recognises the value of green infrastructure and biodiversity, and their potential to play a role in further enhancing the identified Areas of Special Character. We will include reference to exploring co-benefits such as improving GI connectivity and enhancing biodiversity to Areas of Special Character section of the SPD. Introducing additional requirements will not be possible at this stage as it would go beyond the scope of the SPD update.</p>	<p>Add reference to exploring co-benefits such as improving GI connectivity and enhancing biodiversity to Areas of Special Character section.</p>
<p>The Coal Authority</p>	<p>Within the Gateshead Council area there are recorded risks from past coal mining activity at surface and shallow depth.</p>	<p>Thank you for your comments.</p>	<p>N/a</p>

	The Planning team at the Coal Authority have no specific comments to make on this document.		
Historic England	<p>Support the preparation of the SPD.</p> <p>Would prefer to see larger maps in the document, identifying key landmarks as well as designated heritage assets and potentially those on the local list.</p> <p>Support the identification of the Areas of Special Character included. A digital map could work as an alternative.</p> <p>Suggest considering Felling as a conservation area under S69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Felling is a good example of a new urban district of the late 19thC, with good survival of original features. Loss of any larger buildings would severely undermine its character, and as some are vacant this is a possibility. Conservation area status would provide a stronger basis for avoiding such loss.</p> <p>The character of the housing estates which were designed and built at the same time, for example Harlow Green and Leyburn Place, relies a lot on the unity of materials and colour. These are changes that are made under permitted development if privately owned. It would be useful if each such area was accompanied by a guide for householders to encourage sympathetic change.</p> <p>In some areas it would be beneficial for the sense of character to include adjacent areas of green space such as parks or allotments, where these are part of the historic pattern of development (for example at Chopwell and Greenside).</p>	<p>Thank you for your comments. The Areas of Special Character and Routeways referred to in the document are also shown on the Council's interactive map, available here: https://gis.gateshead.gov.uk/gatesheadmaps/</p> <p>The map also shows conservation areas, locally listed parks and gardens, and scheduled ancient monuments, with those monuments considered to be at risk shown separately. The Council is continuing to explore options regarding how best to map the historic environment, including listed buildings.</p> <p>Your comments regarding the potential for Felling to be made a conservation area have been passed on to the Council's conservation specialists for consideration; this issue is beyond the scope of this SPD.</p> <p>It is not considered appropriate to develop separate householder guides for housing estates within Areas of Special Character, as the draft SPD update itself sets out design guidance to protect these features. The Household Alterations and Extensions SPD also refers to the Placemaking SPD in reference to Areas of Special Character.</p> <p>Finally, with regard to including adjoining green areas as part of some of the Areas of Special Character, this would not be possible through</p>	<p>Add links to the interactive map within the SPD.</p> <p>Consider making Felling a conservation area.</p>

		the SPD as the boundaries are set by the Local Plan. This issue may be revisited as part of a review of Making Spaces for Growing Places.	
Hamid Hakimbashi	Requests Gateshead High Street South to be included as an area of special character or interest due to its heritage, and listed buildings. The Council should retain this area and introduce more commercial, hospitality and leisure uses through sensible policy aimed at supporting the existing area. The Council should encourage more active frontage and community uses, and introduce independent small plate retail, commercial and office space. The Council should not demolish areas of High Street South but retain them as part of an area of special character and interest.	<p>Thank you for your comments. The SPD cannot designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p> <p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p> <p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.</p>	N/a
Anglo Investments (Javad Hakimbashi)	Requests Gateshead High Street South to be included as an area of special character or interest due to its heritage, and listed buildings. The Council should retain this area and introduce more commercial, hospitality and leisure uses through sensible policy aimed at supporting the existing area. The Council should encourage more active frontage and community uses, and introduce independent small plate retail, commercial and office space. The Council should not demolish areas of High Street South but retain them as part of an area of special character and interest.	<p>Thank you for your comments. The SPD cannot designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p> <p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p>	N/a

	<p>If any assistance is required by stakeholders to preserve High Street Souths heritage we are happy to discuss solutions and introduce investors to the Council.</p>	<p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.</p>	
Liam Cooper	<p>Requests Gateshead High Street South to be included as an area of special character or interest due to its heritage, and listed buildings. The Council should retain this area and introduce more commercial, hospitality and leisure uses through sensible policy aimed at supporting the existing area. The Council should encourage more active frontage and community uses, and introduce independent small plate retail, commercial and office space. The Council should not demolish areas of High Street South but retain them as part of an area of special character and interest.</p>	<p>Thank you for your comments. The SPD cannot designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p> <p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p> <p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.</p>	N/a
Anglo Investments (Zahra)	<p>Requests Gateshead High Street South to be included as an area of special character or interest due to its heritage, and listed buildings. The Council should retain this area and introduce more commercial, hospitality and leisure uses through sensible policy aimed at supporting the existing area. The Council should encourage more active</p>	<p>Thank you for your comments. The SPD cannot designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p>	N/a

	<p>frontage and community uses, and introduce independent small plate retail, commercial and office space. The Council should not demolish areas of High Street South but retain them as part of an area of special character and interest.</p>	<p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p> <p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.</p>	
Dr Philip Armstrong	<p>Gateshead's Southern High Street, once the longest high street in Britain, should be included in the SPD and preserved as a historical area of retail, hospitality and commercial uses.</p> <p>High Street South was designated as an area for placemaking in 2019, using the RIBA awarded funding, its historical buildings should be included and preserved here in this SPD. The area should be further supported with policy for the mixed-use corridor that was initially promised and outlined in the Local Plan, and supports the existing community of businesses and stakeholders.</p>	<p>Thank you for your comments. The SPD cannot designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p> <p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p> <p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.</p>	N/a
JB Kirtley	Gateshead High Street South is an area of historic	Thank you for your comments. The SPD cannot	N/a

	<p>character and interest which should be included in the SPD and preserved.</p> <p>Gateshead Council should not destabilise that area by demolishing buildings, but should encourage more active frontage and commercial uses to preserve the locally listed buildings, support the area and its existing stakeholders and businesses.</p>	<p>designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p> <p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p> <p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.</p>	
Robynne Lambert	<p>Gateshead High Street South is an area of historic character and interest which should be included in the SPD and preserved.</p> <p>Gateshead Council should not destabilise that area by demolishing buildings, but should encourage more active frontage and commercial uses to preserve the locally listed buildings, support the area and its existing stakeholders and businesses.</p>	<p>Thank you for your comments. The SPD cannot designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p> <p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p> <p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the</p>	N/a

		east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.	
Robert Lambert	<p>Gateshead High Street South is an area of historic character and interest which should be included in the SPD and preserved.</p> <p>Gateshead Council should not destabilise that area by demolishing buildings, but should encourage more active frontage and commercial uses to preserve the locally listed buildings, support the area and its existing stakeholders and businesses.</p>	<p>Thank you for your comments. The SPD cannot designate new Areas of Special Character, but provides more detailed guidance on interpretation of Making Spaces for Growing Places policy MSGP23 Areas of Special Character.</p> <p>High Street South is already subject to policies for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.</p> <p>The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.</p>	N/a

Representations were received from 8 consultees. Representations received included confirmation that many consultees had no further comments to make on the document, and highlighted relevant guidance. Following consideration of comments received, it has not been considered necessary to make further changes to the SPD. The submitted comments, and the Councils' response, are summarised in the table below.

The SPD will now be taken to Cabinet and full Council for approval prior to adoption.

Summary of representations received during 2022 consultation 12 January – 10 February

Representor	Summary of representation	Response	Action
HSE (Health and Safety Executive)	No specific comments. Highlighted tools for identification of major hazards and relevant planning guidance.	Thank you for your comments.	N/a
Environment Agency	Confirmed that the Environment Agency has no comments to make on this document.	Thank you for your comments.	N/a
Natural England	This Supplementary Planning Document is unlikely to have major effects on the natural environment, but may nonetheless have some effects. Confirmed that they do not wish to make any specific comments, but advise the Council to give consideration to a number of issues.	Thank you for your comments. The Council recognises the value of green infrastructure and biodiversity, and their potential to play a role in further enhancing the identified Areas of Special Character. Following the initial consultation, we have included reference to exploring co-benefits such as improving GI connectivity and enhancing biodiversity to Areas of Special Character section of the SPD. Introducing additional requirements will not be possible at this stage as it would go beyond the scope of the SPD update.	N/a
The Coal Authority	Within the Gateshead Council area there are recorded risks from past coal mining activity at surface and shallow depth. The Planning team at the Coal Authority have no specific comments to make on this document.	Thank you for your comments.	N/a
Northumbria Police	Welcome the opportunity to comment.	Thank you for your comments. The design guidance	N/a

	<p>Queries why the guidance to “design out opportunities for crime and anti-social behaviour” is only applied at one of 26 areas of special character, and would prefer wording to be included earlier in the document to highlight the importance that designing out opportunities for crime and anti-social behaviour has across all of Gateshead, including Areas of Special Character.</p> <p>Refers to Secured by Design guidance, and highlights that support and advice on designing neighbourhoods to make people feel safer is available from Designing Out Crime Officers.</p>	<p>for each Area of Special Character indicates key points which applicants for planning permission should have regard to, and seeks to retain, protect, and enhance the positive and unique characteristics of each Area.</p> <p>Policy CS15 (Place-Making) of the Local Plan includes a requirement for development to ‘create safe and inclusive environments’, and applies to the borough as a whole.</p> <p>This consultation will provide an update to the existing Placemaking SPD, which makes reference to a number of design standards including Secured by Design guidance (p90).</p>	
Taylor Wimpey (Barton Willmore)	<p>Welcome the opportunity to comment but do not wish to make any further representations. Would like to discuss the three sites included in their first response to the SPD consultation.</p>	<p>Thank you for your comments. The Council will undertake a Call Out for Sites as part of an evidence base refresh, which would inform any future review of the Core Strategy and Urban Core Plan. Taylor Wimpey will be able to submit sites for consideration as part of this process, although at this stage the Council does not consider there to be exceptional circumstances to justify release of Green Belt land for housing or commercial uses.</p>	N/a
Sunderland City Council	<p>Welcome the opportunity to comment but have no comments to make on the SPD.</p>	<p>Thank you for your comments.</p>	N/a
Homes England	<p>Welcome the opportunity to comment and note the intentions of the SPD.</p> <p>Homes England does not wish to make any representations on the document as proposed.</p>	<p>Thank you for your comments.</p>	N/a