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All Members of the Council

My Ref: LCS-DLDS-DS-C-022
Your Ref:

Contact Roz Patterson
Tel: 0191 4332088

Date: Wednesday,
18 May 2022

NOTICE OF COUNCIL MEETING

You are summoned to attend a meeting of Gateshead Metropolitan Borough Council to be held in the Council Chamber, Gateshead Civic Centre, at **2.30 pm** on **Thursday, 26 May 2022** to transact the following business:-

1 To confirm the Minutes of the meeting held 24 March and 20 May 2022
(Pages 3 - 26)

2 Sage Gateshead Presentation

3 Official Announcements

(announcements may be made by the Mayor, Leader of the Council or the Chief Executive)

4 Petitions

(to receive petitions submitted under Council Procedure Rule 10)

5 Questions from Members of the Public

(to consider any questions submitted under Council Procedure Rule 7)

RECOMMENDATIONS FROM CABINET

6 Reducing the Number of Children Requiring Care (Pages 27 - 54)

7 Gateshead Local Plan - Placemaking Supplementary Planning Document (SPD) and Specialist and Supported Housing Supplementary Planning Document (SPD) (Pages 55 - 166)

MOTIONS AND QUESTIONS

8 Notice of Motion

(to consider any notices of motion submitted in accordance with Council Procedure Rule 9.1)

9 Questions

(to deal with any questions submitted in accordance with Council Procedure Rule 8.1)

RECOMMENDATION FROM CABINET

10 Exclusion of Press and Public

Council may wish to pass a resolution to exclude the press and public from the meeting during consideration of the following item on the grounds indicated:

Item	Paragraphs of Schedule 12A to the Local Government Act 1972
11	3

11 Proposals to Address Workforce Issues Relating to Pay (Pages 167 - 186)

Sheena Ramsey
Chief Executive

GATESHEAD METROPOLITAN BOROUGH COUNCIL

COUNCIL MEETING

Thursday, 24 March 2022

PRESENT: THE MAYOR COUNCILLOR D BURNETT (CHAIR)

Councillors: J Adams, R Beadle, D Bradford, M Brain, C Buckley, L Caffrey, B Clelland, P Craig, S Craig, C Davison, Diston, K Dodds, C Donovan, A Douglas, J Eagle, K Ferdinand, S Gallagher, M Gannon, A Geddes, F Geddes, J Gibson, B Goldsworthy, M Goldsworthy, T Graham, J Green, S Green, G Haley, S Hawkins, H Haran, H Kelly, L Kirton, P Maughan, K McCartney, K McClurey, J McCoid, J McElroy, E McMaster, M McNestry, J Mohammed, M Ord, I Patterson, Reay, S Ronchetti, J Simpson, J Turnbull, J Turner, R Waugh, H Weatherley and K Wood

APOLOGIES: Councillors: V Anderson, M Charlton, W Dick, S Dickie, D Duggan, P Foy, L Green, M Hall, P McNally, R Mullen, B Oliphant, C Ord, R Oxberry, J Wallace and A Wheeler

CL86 TO CONFIRM THE MINUTES OF THE MEETINGS HELD ON 27 JANUARY 2022 AND 24 FEBRUARY 2022

COUNCIL RESOLVED - That the minutes of the meetings held on 27 January 2022 and 24 February 2022 be approved as correct records.

CL87 OFFICIAL ANNOUNCEMENTS

There were no official announcements.

CL88 PETITIONS

There were no petitions submitted.

CL89 QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions submitted by members of the public.

CL90 THE CLEAN AIR PLAN FOR GATESHEAD AND NEWCASTLE - JOINT COMMITTEE AND LEGAL ORDER

Consideration was given to the establishment of an "Air Quality Joint Committee" with Newcastle City Council.

COUNCIL RESOLVED - That an "Air Quality Joint Committee" be established with Newcastle City Council to

exercise both executive and non-executive functions and that its membership, as set out in appendix 3 of the report, be noted.

CL91 CONSULTATION ON 2023 PARLIAMENTARY BOUNDARY REVIEW

Consideration was given to the proposed changes to the Blaydon and Gateshead constituencies.

COUNCIL RESOLVED - That the proposed changes to the Blaydon constituency and Gateshead constituency be supported and officers be authorised to respond to the formal Boundary Commission for England consultation, both at the public hearing and in a formal written response.

CL92 CORPORATE COMMISSIONING AND PROCUREMENT STRATEGY AND APPROACH TO SOCIAL VALUE

Consideration was given to a new Corporate Commissioning and Procurement Strategy 2021/22 – 2026/27.

COUNCIL RESOLVED - (i) That the Corporate Commissioning and Procurement Strategy, as set out in appendix 2 of the report, be approved.

(ii) That the implementation of the Gateshead Social Value Toolkit, as set out in appendix 3 of the report, be approved and that the evaluation weighting of 20% be applied to all procurements of £100,000 in value or more, unless the Service Director, Corporate Commissioning and Procurement authorises an exception.

CL93 LOCALISM ACT 2011 - PAY ACCOUNTABILITY PAY POLICY STATEMENT 2022-23

Consideration was given to the revised pay policy statement.

Councillor Beadle moved the following amendment to the recommendations in the report:

Add (6) agrees that the Leader writes to the JNC for Chief Officers and the JNC for Chief Executives to propose a pay freeze for 2022/23.

A vote was taken on the amendment.

On the amendment being put it was defeated.

The original recommendations were put as the substantive motion.

The original recommendation was duly carried.

COUNCIL RESOLVED - That the draft Pay Policy Statement 2022/23 be approved.

CL94 RESIDENT INFLUENCE STRATEGY AND FRAMEWORK

Consideration was given to a new Resident Influence Strategy and Framework.

COUNCIL RESOLVED - That the Resident Influence Strategy and Framework, as set out in appendices 2 and 3 of the report, be approved.

CL95 TREASURY POLICY STATEMENT AND TREASURY STRATEGY 2022/23 TO 2026/27

Consideration was given to the Treasury Policy Statement and Treasury Strategy for 2022/23 to 2025/26.

COUNCIL RESOLVED - That the Treasury Policy Statement and the Treasury Strategy, as set out in appendices 2 and 3 of the report, be approved.

CL96 NOTICE OF MOTION

There were no motions submitted.

CL97 QUESTIONS

No questions were received.

Mayor……

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GATESHEAD METROPOLITAN BOROUGH COUNCIL

COUNCIL MEETING

Friday, 20 May 2022

PRESENT: THE MAYOR COUNCILLOR D BURNETT (CHAIR)

Councillors: J Adams, V Anderson, R Beadle, D Bradford, M Brain, C Buckley, P Burns, L Caffrey, B Clelland, P Craig, W Dick, S Dickie, Diston, K Dodds, C Donovan, A Douglas, D Duggan, J Eagle, S Gallagher, M Gannon, A Geddes, F Geddes, J Gibson, M Goldsworthy, T Graham, J Green, L Green, S Green, G Haley, M Hall, S Hawkins, H Haran, H Kelly, L Kirton, P Maughan, J McCoid, J McElroy, E McMaster, M McNestry, J Mohammed, L Moir, B Oliphant, A Ord, C Ord, M Ord, I Patterson, S Potts, Reay, D Robson, S Ronchetti, J Turnbull, J Turner, J Wallace, R Waugh, D Weatherley, H Weatherley, D Welsh, A Wintcher and K Wood

APOLOGIES: Councillors: C Davison, B Goldsworthy, K McCartney, P McNally, R Mullen and J Simpson

CL1 ELECTION OF MAYOR

As required by Section 3 of the Local Government Act 1972, the Council proceeded to the election of the Mayor of the Metropolitan Borough of Gateshead for the ensuing municipal year.

Councillor B Clelland seconded by Councillor M Hall, moved that Councillor D Burnett be elected Mayor of the Metropolitan Borough of Gateshead for the ensuing municipal year.

COUNCIL RESOLVED - That Councillor D Burnett be elected Mayor of the Metropolitan Borough of Gateshead for the ensuing municipal year until acceptance of office by her successor.

Councillor D Burnett accepted the office of Mayor by making and subscribing the declaration required by law and expressed her thanks for the high honour accorded to her.

CL2 ELECTION OF DEPUTY MAYOR

The Mayor invited nominations for the office of Deputy Mayor as required by Section 5 of the Local Government Act 1972.

On the motion of Councillor K Dodds, seconded by Councillor F Geddes:-

COUNCIL RESOLVED - That Councillor R Waugh be elected Deputy

Mayor of the Metropolitan Borough of Gateshead for the ensuing municipal year until acceptance of office by his successor.

Councillor R Waugh accepted the office of Deputy Mayor by making and subscribing the declaration required by law and expressed his thanks for the high honour accorded to him.

CL3 APPOINTMENT OF LEADER

On the motion of Councillor K Dodds, duly seconded:-

COUNCIL RESOLVED - That Councillor M Gannon be appointed as Leader of the Council for a four year period until the date of the annual meeting after the municipal elections in 2026.

CL4 ELECTION OF COUNCILLORS

The Service Director, Legal and Democratic Services, reported that the following Councillors were elected on 5 May 2022 to represent the wards indicated.

Ward		**Elected**	
No 1	Crawcrook and Greenside	Hugh Kelly	Labour
No 2	Ryton, Crookhill and Stella	Freda Geddes	Labour
No 3	Chopwell and Rowlands Gill	Lynne Caffrey	Labour
No 4	Winlaton and High Spen	Pamela Burns	Labour
No 5	Blaydon	Lee-Ann Moir	Labour
No 6	Whickham North	Peter Craig	Liberal Democrat
No 7	Whickham South and Sunniside	Marilynn Ord	Liberal Democrat
No 8	Dunston Hill and Whickham East	Amelia Ord	Liberal Democrat
No 9	Dunston and Teams	Dot Burnett	Labour
No 10	Lobley Hill and Bensham	Kevin Dodds	Labour
No 11	Saltwell	John Adams	Labour
No 12	Low Fell	Dawn Welsh	Liberal Democrat
No 13	Chowdene	Maureen Goldsworthy	Labour
No 14	Bridges	Angela Douglas	Labour
No 15	Deckham	Martin Gannon	Labour
No 16	High Fell	Judith Gibson	Labour
No 17	Felling	Bill Dick	Labour
No 18	Windy Nook and Whitehills	Tom Graham	Labour
No 19	Pelaw and Heworth	Amanda Wintcher	Liberal Democrat
No 20	Wardley and Leam Lane	Sharron Potts	Labour
No 21	Lamesley	Jane McCoid	Labour
No 22	Birtley	Daniel Weatherley	Labour

COUNCIL RESOLVED - That the information be noted.

CL5 APPOINTMENT OF DEPUTY LEADER AND CABINET

The Leader announced, in accordance with the Executive Arrangements, that he had appointed his Cabinet members, including the Deputy Leader, Councillor Catherine Donovan.

COUNCIL RESOLVED - That the information be noted.

CL6 ALLOCATION OF SEATS

On the motion of Councillor M Gannon, duly seconded:

COUNCIL RESOLVED - That in accordance with Sections 15 and 16 of the Local Government and Housing Act 1989, the allocation of seats on those bodies to which the Act applies, to the various political groups represented on the Council, as set out in the attached schedule (Appendix 1b(i)) be approved.

CL7 APPOINTMENTS TO COMMITTEES OF THE COUNCIL AND OTHER BODIES EXERCISING NON EXECUTIVE FUNCTIONS

(i) Labour Group Nominations

Councillor M Gannon, duly seconded, moved that the members listed at Appendix CL7(i) to these minutes be appointed to the Planning and Development, Licensing, Regulatory, Appeals, Rights of Way, Personnel Appeals, Special Appointments, Contracts, Audit and Standards and Accounts Committees, Pensions and Pay Discretions Sub-Committee; the Health and Wellbeing Board; the Overview and Scrutiny Committees; the Northumbria Police and Crime Panel; Northumberland, Tyne and Wear and the Joint OSC for the North East and North Cumbria ICS and the North and Central ICPs; the Honours Advisory Group and outside bodies dealing with functions that are not wholly and executive responsibility for the municipal year 2022/23.

COUNCIL RESOLVED - That the nominations of the Labour Group listed at Appendix 1b(ii) to these minutes be agreed.

(ii) Liberal Democrat Nominations

Councillor J Wallace, duly seconded, moved the members listed at Appendix 1b(iii).

Councillor A Douglas, duly seconded, moved the following amendment;

"To remove Councillor P Maughan as the member of the Northumbria Police and Crime Panel".

On the amendment being put it was declared to be carried. The Liberal Democrat Group was asked to reconsider its nomination.

Councillor J Wallace responded to the amendment and proposed no change to the members listed at Appendix 1b(iii).

COUNCIL RESOLVED - That the members listed at Appendix 1b(iii) to these minutes be appointed to the Planning and Development, Licensing, Regulatory, Appeals, Rights of Way, Personnel Appeals, Special Appointments, Contracts, Audit and Standards, and Accounts Committees; Pensions and Pay Discretions Sub-Committee; the Health and Wellbeing Board; the Overview and Scrutiny Committees; the Northumbria Police and Crime Panel; Northumberland, Joint OSC for the North East and North Cumbria ICS and the North and Central ICPs; the Honours Advisory Group and outside bodies dealing with functions that are not wholly an executive responsibility for the municipal year 2022/23.

CL8 APPOINTMENT OF CHAIRS AND VICE CHAIRS

On the motion of Councillor M Gannon, duly seconded:

COUNCIL RESOLVED - That the chairs and vice-chairs of the bodies listed in Annex 1A to Part 3 of the Constitution and of the Overview and Scrutiny Committees for the municipal year 2022/23 as listed at Appendix 1b(iv) to these minutes be approved.

Mayor……

1b(i)

GATESHEAD METROPOLITAN BOROUGH COUNCIL

ANNUAL COUNCIL MEETING

20 MAY 2022

Proposed Allocation of Seats on Bodies to which Political Balance Requirements Apply.

1. Bodies dealing with non-executive functions (Annex 1A of the Constitution)

	Labour Group Cabinet	Non-Cabinet	Liberal Democrat Group	Total
Planning and Development Committee	-	18	5	23
Licensing and Regulatory Committees	-	12	3	15
Appeals Committee	-	17	5	22
Rights of Way Committee	-	5	2	7
Personnel Appeals Committee	3	4	3	10
Special Appointments Committee	6	6	3	15
Contracts Committee	3	1	1	5
Audit and Standards Committee	2	3	2	7
Accounts Committee	2	-	1	3
Pensions and Pay Discretions Sub-Committee	2	2	1	5

2. Overview and Scrutiny Committees

	Labour Group Cabinet	Non-Cabinet	Liberal Democrat Group	Total
Families	-	14	4	18
Care, Health and Wellbeing	-	14	4	18
Housing, Environment and Healthy Communities	-	14	4	18
Corporate Resources	-	14	4	18

1 b(ii)

COUNCIL APPOINTMENTS 2022/23

LABOUR GROUP APPOINTMENTS

ANNUAL COUNCIL MEETING

20 MAY 2022

The Labour Group's nominations to Council and other bodies for the municipal year 2022/23

DECISION MAKING BODIES OF THE COUNCIL

Planning and Development Committee

Councillors
D Burnett
P Burns
L Caffrey
S Dickie
A Geddes
B Goldsworthy
J Green
M Hall
L Kirton
K McCartney
E McMaster
L Moir
S Potts
J Turnbull
J Turner
R Waugh
H Weatherley
K Wood

Licensing and Regulatory Committees (same membership for both Committees)

Councillors
D Bradford
P Burns
W Dick
K Dodds
S Gallagher
J Gibson
B Goldsworthy
H Kelly
L Kirton
R Mullen
D Robson
D Weatherley

Rights of Way Committee

Councillors D Bradford
S Dickie
A Geddes
J Simpson
K Wood

Appeals Committee

Councillors C Buckley
B Clelland
C Davison
S Dickie
F Geddes
B Goldsworthy
M Goldsworthy
T Graham
S Green
H Haran
J McCoid
E McMaster
P McNally
J Reay
S Ronchetti
J Simpson
Vacancy

Personnel Appeals Committee

Councillors D Burnett
C Donovan
M Gannon
M Hall
B Oliphant
J Turnbull
J Turner

Pensions and Pay Discretions Sub Committee

Councillor C Donovan
M Gannon
M Hall
Vacancy

Special Appointments Committee

Councillors M Brain
L Caffrey
K Dodds
C Donovan

A Douglas
M Gannon
L Green
S Green
M Hall
M McNestry
B Oliphant
K Wood

Contracts Committee

Councillors C Donovan
J Eagle
M Gannon
L Green

Audit and Standards Committee

Councillors L Green
H Kelly
L Kirton
J McElroy
R Mullen

Accounts Committee

Councillors C Donovan
M Gannon

Substitute B Oliphant

Health and Wellbeing Board

Councillor P Burns
L Caffrey
L Kirton
J McCoid
J Reay
The Leader of the Council
Cabinet Member for Health and Wellbeing
Cabinet Member for Adult Social Care
Cabinet Member for Children and Young People

OVERVIEW AND SCRUTINY COMMITTEES

Families OSC

Councillors D Bradford
D Burnett
L Caffrey
B Clelland
C Davison

M Hall
H Kelly
K McCartney
E McMaster
L Moir
D Robson
R Waugh
D Weatherley
Vacancy

Care, Health and Wellbeing OSC

Councillors W Dick
J Gibson
B Goldsworthy
M Goldsworthy
J Green
M Hall
H Haran
J McCoid
P McNally
R Mullen
S Potts
D Robson
D Weatherley
Vacancy

Housing, Environment and Healthy Communities OSC

Councillors D Burnett
P Burns
B Clelland
S Dickie
K Dodds
S Gallagher
A Geddes
F Geddes
T Graham
H Kelly
J Reay
J Turnbull
R Waugh
H Weatherley

Corporate Resources OSC

Councillors D Bradford
C Buckley
D Burnett
L Caffrey
B Clelland
W Dick

J Eagle
T Graham
J Green
S Green
M Hall
J Simpson
J Turner
K Wood

OTHER BODIES OF THE COUNCIL

Honours Advisory Group

Councillors J Adams
M Brain
K Dodds
C Donovan (Vice Chair)
M Gannon (Chair)
B Goldsworthy
L Kirton
B Oliphant
J Simpson

Strategic Housing Board

Chairs of the Health and Wellbeing Board and the Community Safety Board

Councillors: J Adams
D Burnett
J Gibson
T Graham
H Kelly
L Kirton
K McCartney
J McCoid
J Turnbull
R Waugh
H Weatherley

JOINT COMMITTEES AND JOINT AUTHORITIES

Air Quality Joint Committee

Leader of the Council
Cabinet Member for the Environment and Transport

Northumbria Police and Crime Panel

Councillors A Douglas

Substitute: M Gannon

Joint OSC for the North East and North Cumbria ICS and the North and Central ICPs

Councillors: L Caffrey
M Hall

Substitutes: J Green
J McCoid

OUTSIDE BODIES

Local Government Association
General Assembly

Councillors K Dodds
C Donovan
M Gannon
B Goldsworthy

SIGOMA

Councillor G Haley

Executive Committee

Councillor G Haley

MAJOR REGIONAL AND LOCAL BODIES

North East Combined Authority Leadership Board

Councillor M Gannon

Substitute C Donovan

NECA Overview and Scrutiny Committee

Councillor J Eagle
M Hall

Substitute 2 vacancies

(Notification of the allocation of seats to the above committee is awaited and these appointments will be finalised following its receipt)

NECA Economic Development and Digital Advisory Board

Councillor M Brain

Substitute J Adams

North East Joint Transport Committee

Councillor M Gannon

Substitute C Donovan

North East Joint Transport Committee Tyne and Wear Sub Committee

Councillor J McElroy

Substitute M Brain

North East Joint Transport Committee Overview and Scrutiny Committee

Councillor J Eagle
B Clelland

Substitute 2 vacancies

(Notification of the allocation of seats to the above committee is awaited and these appointments will be finalised following its receipt)

North East Joint Transport Committee Audit Committee

Councillor L Kirton

Substitute R Mullen

(Notification of the allocation of seats to the above committee is awaited and these appointments will be finalised following its receipt)

ANEC Leaders and Elected Mayors Group

Councillor M Gannon

Substitute C Donovan

Collaborative Procurement Sub Committee

Councillor J Eagle

Culture Partnership Board

Councillor A Douglas

Pensions Committee – South Tyneside MBC

Councillor B Goldsworthy

Substitute G Haley

Regional Employers' Organisation

Councillors M Brain
L Caffrey
M Hall

COUNCIL APPOINTMENTS 2022/23

LIBERAL DEMOCRAT GROUP'S APPOINTMENTS

ANNUAL COUNCIL MEETING

20 MAY 2022

The Liberal Democrat Group's nominations to Council and other bodies for the municipal year 2022/23

DECISION MAKING BODIES OF THE COUNCIL

Planning and Development Committee

Councillors V Anderson
J Mohammed
C Ord
I Patterson
D Welsh

Licensing and Regulatory Committees (same membership for both Committees)

Councillors D Duggan
M Ord
I Patterson

Rights of Way Committee

Councillor M Ord
A Wintcher

Appeals Committee

Councillors R Beadle
P Maughan
A Ord
C Ord
M Ord

Personnel Appeals Committee

Councillors R Beadle
A Ord
M Ord

Pensions and Pay Discretions Sub Committee

Councillor R Beadle

Special Appointments Committee

Councillors R Beadle
D Duggan
J Wallace

Contracts Committee

Councillor J Wallace

Audit and Standards Committee

Councillor R Beadle
C Ord

Accounts Committee

Councillor J Wallace

Substitute: R Beadle

Health and Wellbeing Board

Councillor J Wallace

OVERVIEW AND SCRUTINYCOMMITTEES

Families

Councillors P Craig
A Ord
M Ord
J Mohammed

Care, Health and Wellbeing

Councillors P Diston
I Patterson
J Wallace
A Wintcher

Housing, Environment and Healthy Communities

Councillors V Anderson
P Maughan
D Welsh
A Wintcher

Corporate Resources

Councillors R Beadle
D Duggan
I Patterson
J Wallace

OTHER BODIES OF THE COUNCIL

Honours Advisory Group

Councillors P Craig
C Ord

Strategic Housing Board

Councillors S Hawkins
A Ord
C Ord
I Patterson

JOINT COMMITTEES AND JOINT AUTHORITIES

Northumbria Police and Crime Panel

Councillor P Maughan

Substitute: P Craig

Joint OSC for the North East and North Cumbria ICS and the North and Central ICPs

Councillors J Wallace

Substitutes: I Patterson

MAJOR REGIONAL AND LOCAL BODIES

NECA Audit and Standards Committee

Councillor R Beadle

Substitute J Wallace

(Notification of the allocation of seats to the above committee is awaited and these appointments will be finalised following its receipt)

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1 b(iv)

GATESHEAD METROPOLITAN BOROUGH COUNCIL

ANNUAL COUNCIL MEETING

20 MAY 2022

Nominations for the chairs and vice-chairs of the bodies listed in Annex 1A to Part 3 of the Constitution and of the Overview and Scrutiny Committees

Planning and Development Committee

Chair	Councillor B Goldsworthy
Vice-Chair	Councillor R Waugh

Licensing and Regulatory Committees

Chair	Councillor K Dodds
Vice-Chair	Councillor H Kelly

Appeals Committee

Chair	Councillor M Goldsworthy
Vice-Chair	Councillor J Simpson

Personnel Appeals Committee

Chair	Councillor M Gannon
Vice-Chair	Councillor C Donovan

Audit and Standards Committee

Chair	Councillor L Kirton
Vice Chair	Councillor R Mullen

Special Appointments Committee

Chair	Councillor M Gannon
Vice-Chair	Councillor C Donovan

Contracts Committee

Chair	Councillor M Gannon
Vice-Chair	Councillor C Donovan

Accounts Committee

Chair	Councillor M Gannon
Vice-Chair	Councillor C Donovan

Rights of Way Committee

Chair	Councillor K Wood
Vice-Chair	Councillor S Dickie

Health and Wellbeing Board

Chair	Councillor L Caffrey
Vice Chair	Councillor J Reay

Pensions and Discretions Sub Committee

Chair	Councillor M Gannon
Vice-Chair	Councillor C Donovan

Overview and Scrutiny Committees

Families

Chair	Councillor M Hall
Vice-Chair	Councillor D Burnett

Care, Health and Wellbeing

Chair	Councillor W Dick
Vice-Chair	Councillor J Green

Housing, Environment and Healthy Communities OSC

Chair	Councillor B Clelland
Vice-Chair	Councillor T Graham

Corporate Resources

Chair	Councillor J Eagle
Vice-Chairs	Councillor S Green
	Councillor J Wallace

COUNCIL MEETING

26 May 2022

REDUCING THE NUMBER OF CHILDREN REQUIRING CARE

Sheena Ramsey, Chief Executive

EXECUTIVE SUMMARY

1. The purpose of this report is to seek approval of a new 'Reducing the number of children requiring care' strategy and to adopt the Strategy as part of the Council's policy framework.

2. The strategy has three main objectives; keeping families together safely, developing enough and affordable high-quality placement options and achieving permanence quickly.

3. The Cabinet has considered the facts and issues arising from the report including alternative options and took all relevant advice before formulating their recommendation.

RECOMMENDATION

4. It is recommended that Council approves adoption of the Strategy as part of the Council's policy framework.

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Gateshead Council

REPORT TO CABINET
26 April 2022

TITLE OF REPORT: Reducing the Number of Children Requiring Care

REPORT OF: Sheena Ramsey, Chief Executive

Purpose of the Report

1. To ask for agreement of the new 'Reducing the number of children requiring care' strategy and to recommend that the Council adopt the Strategy as part of the Council's policy framework.

   The strategy development has been led by Children's Social Care and Early Help services in collaboration with a broader range of stakeholders with responsibility for the wider determinants of children's social care.

Background

2. We will deliver the commitments in this strategy using a number of other approved linked strategies, policies and plans which are key to helping us to reduce the number of children who need our care. These include our Early Help strategy for Gateshead, our Education Strategy and our Looked after Children and Care Leaver Strategy.

3. We will also achieve greater success by working together with our partners to reduce the number of children in Gateshead who become in need of our care. We will do this through the existing strategic partnership arrangements in place via the Gateshead Health and Wellbeing Board and the Gateshead Safeguarding Partnership.

4. The strategy has three main objectives; keeping families together safely, Developing enough and affordable high-quality placements options and achieving permanence quickly. The strategy is summarised by an action plan which highlights how the objectives will be achieved including working with multi agency partners.

5. During 2017-18 the Council and partners signed up to the strategic approach and pledges to "make Gateshead a place where everyone thrives".

6. In January 2022 the Council had 465 children and young people in need of care outside of their family homes, this is an increase of over 10% from the same period of 2020. This demonstrates that the need for a strategy to reduce the amount of children and young people requiring a placement in care. As of March 2022, this number has increased to 484.

7. We want children and young people residing in Gateshead to receive the opportunity to thrive and implementing this strategy aims to achieve this.

8. Our vision for health and wellbeing in Gateshead is 'Good jobs, homes, health and friends.' We intend to reduce inequalities and improve health and wellbeing for people living in our communities through the 6 aims of our Health and Wellbeing Strategy.

9. There will always be some children who, for a variety of reasons, are unable to live with their parents or within their family network safely. For those children our duties and responsibilities, as corporate parents, are well understood.

10. We know that COVID 19 has impacted on accessibility to service and increased isolation for families and we have observed an increase of families requiring social care intervention with complex needs.

11. As part of the transformational review work Children Social Care and Early Help services will be seeking the support and engagement of corporate colleagues to develop our collective response to children who require early help interventions and statutory services with the ambition of diverting children from care.

Proposal

12. Agreement is sought for the Reducing Number of Children Requiring Care Strategy as set out in appendix 2.

Recommendation

13. Cabinet is asked to approve the Reducing the Number of Children Requiring Care Strategy and recommend it to Council for adoption as part of the Council's policy framework.

    For the following reasons:

    i. This strategy supports the strategic priorities of Children Social Care and Early Help to reduce the number of children who need our care

    ii. To achieve the vision and aims of the Health and Wellbeing strategy, in particular, giving every child the best start in life and enabling all our children and young people to achieve their best outcomes.

    iii. Our approach to Social Work, Gateshead CAN, is central to this strategy as Social Work is one of our greatest asset in achieving a reduction in the numbers of children coming into care and leaving care.

    iv. Our approach to Social Work practice is not limited to one model or 'way to do it'. Gateshead CAN is an overarching systemic and strengths-based approach, which recognises the interrelationships between Context, Action and Narrative.

APPENDIX 1

Policy Context

1. The proposed strategy supports the Council's Thrive strategic approach. We will deliver the commitments in this strategy using a number of other approved linked strategies, policies and plans which are key to helping us to reduce the number of children who need our care. These include our Early Help strategy for Gateshead, our Education Strategy and our Looked after Children and Care Leaver Strategy.

2. We will also achieve greater success by working together with our partners to reduce the number of children in Gateshead who become in need of our care. We will do this through the existing strategic partnership arrangements in place via the Gateshead Health and Wellbeing Board and the Gateshead Safeguarding Partnership.

Background

3. Within a national context that has seen an increase of children in care rise by 65% in the North East between 2009 and 2019 over a 10 year period. In Gateshead the increase in looked after children since March 2018 alone has been significant at 10.4% to the end of June 2020, we know that this figure has continued to increase.

Consultation

4. The Cabinet Member for Children and Young People has been consulted.

Alternative Options

5. There are no clear alternatives to achieve a reduction in the children requiring care other than the services outlined in the strategy action plan.

Implications of Recommended Option

6. **Resources:**

   a) **Financial Implications –** The Strategic Director, Resources and Digital confirms implementation of this strategy will not have any additional financial implications for the Council. It is envisaged that having an effective strategy to reduce the number of children requiring care will reduce the requirement for placement thus saving money.

   b) **Human Resources Implications –** There are no HR implications. The services required to support this strategy are already in place.

   c) **Property Implications -** There are no property implications.

7. **Risk Management Implication -** This strategy will be put in place alongside robust assessments in relation to children and their families to ascertain the need for a care placement.

8. **Equality and Diversity Implications -** This strategy is applicable to all children and families who reside in the Gateshead area.

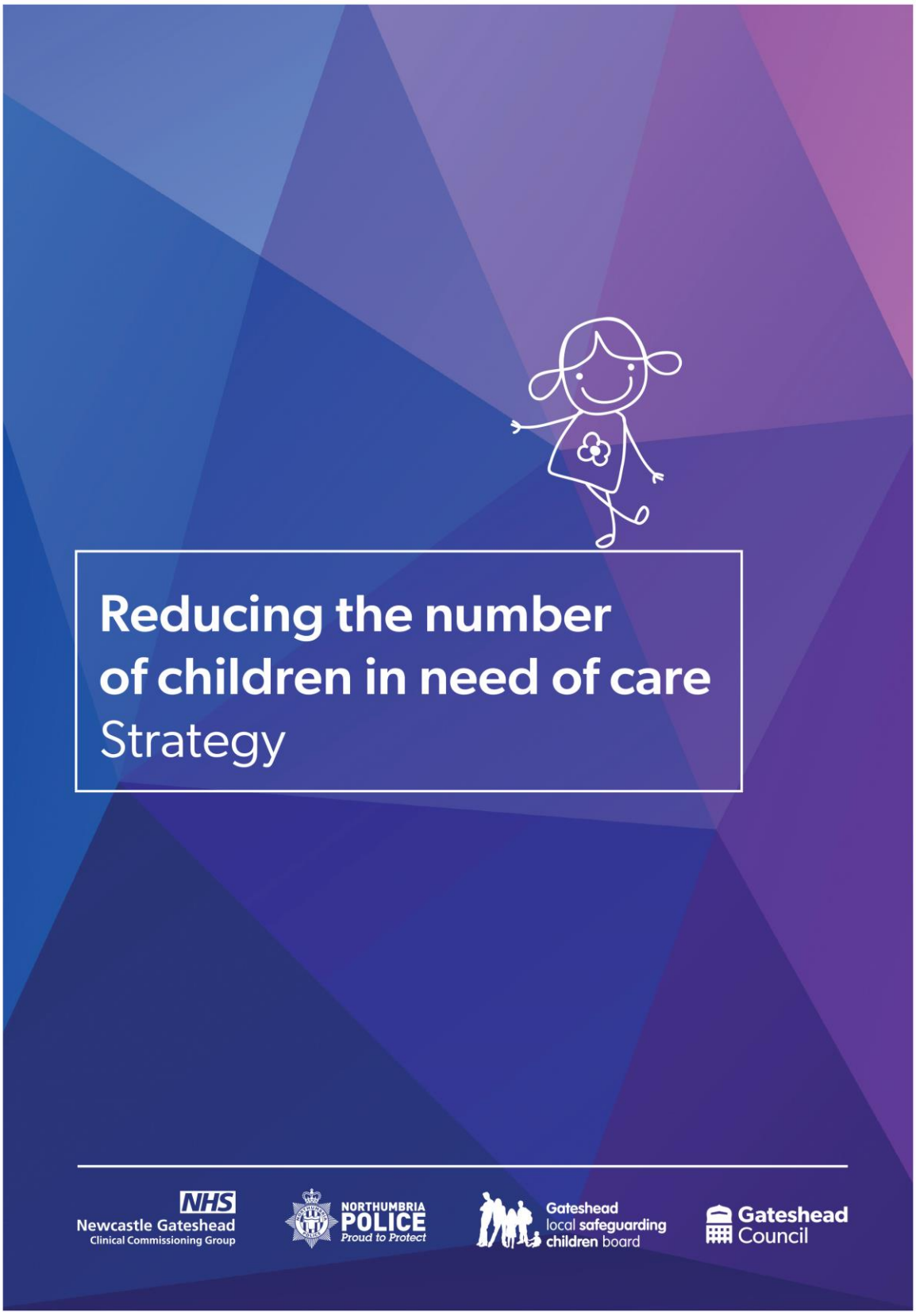
9. **Crime and Disorder Implications –** This strategy does not have crime and disorder implications.

10. **Health Implications –** By reducing the number of children requiring care this will have a positive impact on the health of children and families. The emotional wellbeing within families will increase as families stay together.

11. **Climate Emergency and Sustainability Implications -** None

12. **Human Rights Implications -** A strategy to reduce the number of children means more children residing at home in line with their right to a family life.

13. **Ward Implications –** No specific implications.


Reducing the number of children in need of care
Strategy
NHS
Newcastle Gateshead
Clinical Commissioning Group
NORTHUMBRIA POLICE
Proud to Protect
Gateshead local safeguarding children board
Gateshead Council

GATESHEAD COUNCIL

Children Adults and Families (CAF)

Reducing the number of children in need of care Strategy

Draft Policy

Original - Approved by GMT August 10th, 2020

Revised - final draft January 2022 RM / SS

Reducing the number of children in need of care Strategy

Foreword by Councillor Haley

We know that over half of people and families in Gateshead are either just managing or just coping, but more than 30% are in need or in vulnerable situations.

We want to change those statistics and aim to make Gateshead a place where there are less people in need of council support and more people are thriving.

Our strategic approach, Making Gateshead a place where everyone thrives, is driving the major policy directions for us, aiming to redress the imbalance of inequality, championing fairness and social justice.

As of January 2022, Gateshead Council had 465 children and young people in need of care outside of their family homes, this is an increase of over 10% from the same period of 2020. This demonstrates that the need for a strategy to reduce the amount of children and young people requiring a placement in care.

We want children and young people residing in Gateshead to receive the opportunity to thrive and in implementing this strategy we aim to achieve this.

Introduction:

We know that children under local authority care can often,

- have experienced several adverse childhood experiences (ACEs), which impact negatively on their life chances
- remain long-term looked after when their duration of care lasts longer than a period of six months
- have less favourable outcomes in life than those of their peers, and
- eventually return to live with their families as young adults.

We know there will always be some children who, for a variety of reasons, are unable to live with their parents or within their family network safely. For those children our duties and responsibilities, as corporate parents, are well understood.

Our Commitment

We will ensure that only those children who cannot live with their family become looked after.

We will make every effort to reduce the length of time children need to be in our care.

We will return children to their family where it is safe to do so.

We will only achieve our vision of reducing the numbers of children who need to be looked after through a shared understanding across all Council services and our partners to work together and provide seamless services for children in need of our help and support.

Gateshead Council Policy context:

Gateshead Council's strategic approach commits us to Make Gateshead a Place where Everyone Thrives, with 5 key pledges:

1. Putting people and families at the heart of everything we do
2. Tackling inequality so people have a fair chance
3. Supporting communities to support themselves and each other
4. Investing in our economy to provide opportunities for employment, innovation and growth
5. Working together and fighting for a better future in Gateshead

This strategy is strongly aligned to the Thrive agenda by placing the welfare of the child at the heart of everything Children's Social Care services do. By reducing the number of children in need of our care we will also be improving their life chances and tackling inequality.

Our vision for health and wellbeing in Gateshead is 'Good jobs, homes, health and friends.' We intend to reduce inequalities and improve health and wellbeing for people living in our communities through the 6 aims of our Health and Wellbeing Strategy;

1. Give every child the best start in life, with a focus on conception to age two
2. Enable all children, young people and adults to maximise their capabilities and have control on their lives
3. Create the conditions for fair employment and good work for all
4. Ensure a healthy standard of living for all, in accordance with international law on economic and social rights
5. Create and develop sustainable places and communities
6. Strengthen the role and impact of all health prevention.

This strategy to reduce the number of children who need our care, will also help us to achieve the vision and aims of the Health and Wellbeing strategy. In particular, by giving every child the best start in life and enabling all our children and young people to achieve their best outcomes.

HOW WE WILL WORK

Our Principles:

The following ways of working will help shape, direct and inform the delivery of our work in children's social care:

1. Families and children of any age must (where it is safe) be proactively supported and helped to remain together by those agencies involved in their situation.

2. Responsibility for meeting the needs of Children and Young People who are Looked After or on the edge of care sits across the whole of the Council and our partners.

3. Early Help services and interventions designed to prevent emerging and escalating needs in children will be offered to families.

4. Decisions to bring a child into our care will be informed by a detailed, proportional and professionally justifiable assessment in all circumstances.

5. Where it is not possible for the family to remain together, options from the extended family network and friendship group will be proactively explored before the child (ren) come into our care.

6. Children's placements should be in Gateshead (or as close as possible) to maintain links with family and friends, and their community, and to enable the child to continue their education or be reintroduced to education if their attendance has lapsed.

7. Returning the child to their family will be actively pursued where this is in the best interest of the child

Our Priorities

1. Families will be supported to stay and thrive together through the provision of a variety of resources and interventions by skilled and knowledgeable professionals from different disciplines and agencies.

2. Children who are Looked After are supported to remain, engage and continue in education.

3. Placements for children in care will be as close to familiar surroundings as possible and of a high standard and quality

4. Contact with family members will be promoted where it is safe to do so and is in the best interests of the child.

5. Children who are looked after will benefit from sustainable plans for their future that include, where appropriate, returning to their family in a timescale compatible with their needs.

6. We will be mindful of the resources we have in order to make the most effective use of them, but we will always put the best interests of the child first in our decision making.

Our Approach

Our approach to Social Work, Gateshead CAN, is central to this strategy as Social Work is our greatest asset in achieving a reduction in the numbers of children coming into care and leaving care

We commit to putting the 'social' back into social work. For us, social work is about the relationships we build, the conversations we have, the direct work we do with the children and families who need our services. We put an emphasis on reclaiming *practice* as the central tenet of our social work. We are investing in learning and developing systemic and strengths-based practice skills to enable our social workers to support real sustained change in the lives of vulnerable children and their families.

Our approach to Social Work practice is not limited to one model or 'way to do it'. ***Gateshead CAN*** is an overarching systemic and strengths-based approach, which recognises the interrelationships between **C**ontext, **A**ction and **N**arrative.

Our Social work practice is driven by our aspirant vision that *"Children and families are at the **heart of everything** we do, ensuring all children can **thrive** and reach their **full potential**".* Our ethical driver is rooted in the belief that our responsibility to children and families in need of help should start from the position that families are empowered and supported to make positive changes, enabled to make self-determined choices and seek their own solutions that build on existing strengths and resilience within the family network.

Our firm resolve is to work relentlessly in supporting families to remain together safely and where a child's needs demand alternative living arrangements these will firstly be sought from within the child's own family network.

Professionals involved in delivering statutory Social Work, regardless of which service they belong to, hold a determination to seek the opportunities for change within families, utilising the families own resources, by demonstrating reflective practice and seeking to reach proportional and evidenced based conclusions.

Crucially against the national backdrop of an increasing demand for children to be looked after and the significant upward curve of demand in the NE region Gateshead is investing in wrap around support and relational practice to ensure children can, (wherever possible), remain safely with their parents. Where this is not possible, we will purposefully intervene with families to enable children to transition home.

Linked strategies, policies, and priorities

We will deliver the commitments in this strategy using a number of other approved linked strategies, policies and plans which are key to helping us to reduce the number of children who need our care. These include our Early Help strategy for Gateshead, our Education Strategy and our Looked after Children and Care Leaver Strategy.

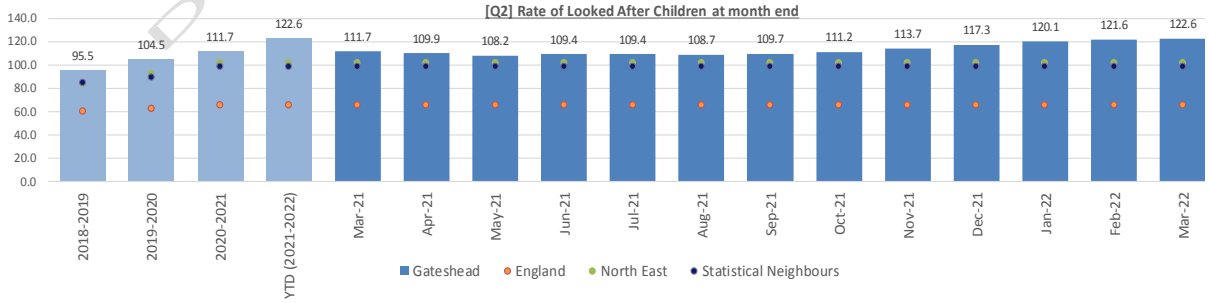
We will also achieve greater success by working together with our partners to reduce the number of children in Gateshead who become in need of our care. We will do this through the existing strategic partnership arrangements in place via the Gateshead Health and Wellbeing Board and the Gateshead Safeguarding Partnership.

Gateshead's context and trend (2021/22)

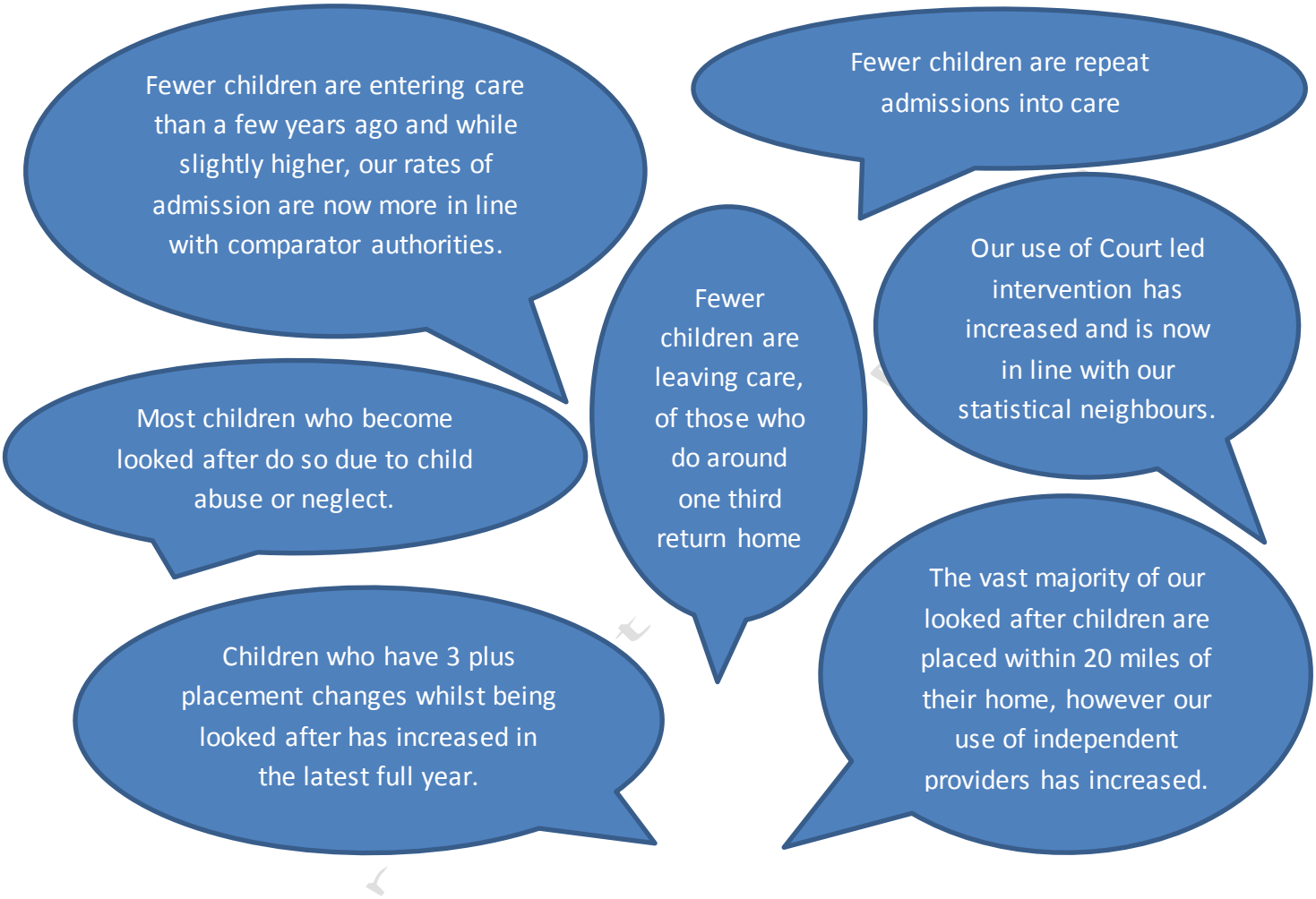
Within a national context we have seen an increase of children in care rise by 65% in the North East between 2009 and 2019[1] over a 10 year period, in Gateshead the increase in looked after children since March 2018 alone has been significant at 10.4% to the end of June 2020. As of March 2022, the number of children requiring care had further risen to 483.

Looked After Children: Number open at month end and type of placement

	2018-2019	2019-2020	2020-2021	YTD (2021-2022)	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22
[Q1] Number of Looked After Children at month end	380	414	440	483	440	433	426	431	431	428	432	438	448	462	473	479	483
[Q2] Rate of Looked After Children at month end	95.5	104.5	111.7	122.6	111.7	109.9	108.2	109.4	109.4	108.7	109.7	111.2	113.7	117.3	120.1	121.6	122.6



What the headline data tells us about Gateshead (2020-21)



WHAT WE KNOW

- Gateshead Children's social care services are rated Good by Ofsted and as such deliver good practice and good value for money services.
- Our thresholds are correct - Ofsted, Audit, and checks and balances by our Independent Reviewing Officers confirm that children are not coming into care unnecessarily. We do not plan to reassess current thresholds – the points at which we believe there is a need for a child to become looked after.
- Our Gatekeeping is good and robust providing appropriate challenge and alternatives when required.

Our knowledge of how we are performing is good. There are strong links between data, information and how we analyse this to make assumptions about what it means for our social work practice.

WHAT WE WILL DO

This strategy identifies three key priority aims and four linked objectives:

1. Wrap around plans for children and their families to ensure they have the optimum opportunities to remain safely together supported in times of challenge or crisis.
Objective 1. Keeping families together safely Objective 2. A culture that works with safe uncertainty and supports social workers across the services in their work with 'edge of care' families
2. Where children need to be cared for by the Local Authority, we will endeavour to make the duration of care as short as possible. To do this we will seek to support their families in making the changes required to enable their children's safe return home.
Objective 4. Developing enough and affordable high-quality placements options.
3. Where children are unable to return home, we will progress permanency plans without undue delay.
Objective 3. Achieving permanency quickly

HOW WE WILL DO THIS

The aims are underpinned by 4 objectives that will form the basis of a high-level action plan (see **Appendix 2**) across council services and partnerships.

REDUCTION CHILDREN WHO ARE LOOKED AFTER - HIGH LEVEL STRATEGIC ACTION PLAN
Appendix 2 July 2021

Objective 1: Keeping families together safely:

Action	Lead service / team(s)	Milestone	Delivery date
1. Protect and develop the provision of early help. By offering support at the earliest opportunity, we will reduce the number of children requiring placement in care	GMT	budget	2021/2022
2. Consider what support can be offered from agencies outside of Children's services	Commissioning Service	To be explored by Commissioning	April 2022
3. Continue to commission the PAUSE project. This will enable intervention to take place with parents who have had previous children removed and hopefully this does not happen again.	Commissioning Service	To be explored by commissioning	April 2022
4. Pregnant LAC support	Children's services	Audit and review to ensure that appropriate support is in place.	Ongoing
5. MSET	Children's services	Disruption plans to be effective in supporting YP to remain within their family unit.	Ongoing

6. Develop and expand the FGC team. To help families to work together and form a support plan which meets their needs.	Family Group Conference Team	Review	Ongoing
7. Keeping children in school: limiting exclusions and increasing attendance.	Children's Services	Ongoing oversight by complex pupils meeting	ongoing
8. Consideration to be given to the timing of children being brought into care to avoid crisis placements	Team Managers	Audit and review	April 2022
9. The contribution of strong involvement of the Domestic Abuse Team is key to working with children and families, this will reduce the amount of children requiring care due to breakdown in parental relationships	Principal Social Worker/ Domestic Abuse Team/Workforce Development	DAT team to continue to offer intervention	ongoing
10. Build on the learning from the national Reducing Parental Conflict Programme with a continued focus on the couple and co-parenting relationship to maintain family stability	Early Help Service	Share/respond to recommendations on regional VRU research into RPC Undertake regional evaluation of the national RPC Programme	April 2022 April 2022
11. Implement Domestic Abuse Behaviour Change Framework	Domestic Abuse Team	Review and evaluate	Ongoing

to deliver directly with those displaying abusive behaviours.			
12. Rationalise and align the Respect Young People Programme (RYPP) programme to better effect	Targeted Family Support	Identify and train further RYPP consultants.	April 2022
13. Ensure that a focus on youth crime prevention features across frontline early help and social care casework	Youth Justice/Targeted Family Support	Implement a Youth Justice Service prevention pilot offer to young people who are not open to other services. Provide workforce development opportunities to support early identification of those at risk of entering the youth justice system.	September 2021- review in 2022 Ongoing – review December 2021
14. Implement AIM 3 model for assessment and intervention with children who display sexually harmful behaviour.	Targeted Family Support	Maintain records on AIM trained staff and identify and train more frontline practitioners in the AIM 3 model.	Review March 20222
15. Continue to maintain and develop the CCIN /Edge of care team. This will provide	Assessment & Intervention Service Manager/	Maintain sufficient staffing establishment to deliver on	ongoing

interventions to families and reduce amount of children requiring care.	Peer Review	expectations	
Objective 2. A culture that works with safe uncertainty and supports social workers across the services in their work with 'edge of care' families			
16. Safeguarding Partners working together to void late intervention and escalation.	Safeguarding partnership	Ongoing local training and briefing events with stakeholder partners	Ongoing delivery programme throughout the year
17. Work confidently to manage risk in a supportive environment, supported by Senior Management and Leaders.	Principal Social Worker/Workforce Development/ External Professional where appropriate	Design, develop and deliver bespoke workshop to senior leadership team -tier3 and above	August 2021
18. Maintain a focus on recruitment and retention of social workers, and demonstrating consistency of maintaining children and young people having the same allocated Social Worker throughout their involvement	Assistant Strategic Director/Human Resources	Provide an environment to support and enhance the skills of social workers so that they feel valued and want to remain in the LA.	Ongoing

Objective 3. Achieving permanency quickly.			
1. Developing plans for reunification, utilising the role of the Independent Reviewing Officer immediately.	Safeguarding Children's Unit/Safeguarding & Care Planning Service/Looked After Children's Service	Establish scope and process Audit and review	Reviewed in line with LAC processes April 2022
2. Therapeutic Social Worker to work within the Looked After Children's Team and in-house Residential Provision.	Looked After Children's Team	Offer bespoke service individual to the needs of the young person.	In post
3. Monitor vigorously and respond to drift in early permeance planning.	Assistant Strategic Director & Service Management	Establish Early permanence panel	On going
4. Use SGO/CAO as an alternative to care orders whenever possible to support children and young people to exit care into safe and secure placements.	Safeguarding & Care Planning Service/Looked After Children's Service	Complete policy and implement Introduce Kinship Care Team	Completed June 2021
5. Generate additional capacity within Supporting Children and Families Team (SCFT) to offer intensive family support interventions to promote LAC prevention and reunification.	Supporting Children & Families Team	Utilise sessional staff and children's centre staff to undertake family time releasing capacity for family support intervention.	On going

Objective 4. Developing enough and affordable high-quality placements options.			
1. Increase Residential Provision in house.	Looked After Children's Team	Open Kites Rise Consider and open two further residential properties	September 2021
2. Finding the right placement first time-connected family, foster care, residential. Increase in house foster care.	Fostering Service/ Commissioning Service	Write Recruitment strategy Agree implementation imperatives Implement actions	Completed
3. Provide additional support to foster carers who have challenging placements.	Looked After Children's Team	Recruit advocates	ongoing

Draft

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Tackle inequality so people have a fair chance

INTEGRATED IMPACT ASSESSMENT TEMPLATE

Title of proposal: **Reducing the number of children in need of care strategy.**	Age	Race	Sex	Gender reassignment	Disability	Religion or Belief	Pregnancy and Maternity	Sexual Orientation	Marriage and Civil Partnership	**Description of potential mitigation**
Equality impact: (✓ all that apply. The assessment should also consider impact on council employees and carers where applicable) Description of impact: This strategy is in relation to children however also benefits their parents/guardians. The children in need of care come from a variety of backgrounds, race, disabilities and religions. As of March 2022 Gateshead has 484 children/YP in care (109.3 per 10000). This is a significant increase since 2020.	x	x	x	x	x	x	x	x		Targeting of resources. Working in partnership. This strategy is strongly aligned to the Thrive agenda by placing the welfare of the child at the heart of everything Children's Social Care services do. By reducing the number of children in need of our care we will also be improving their life chances and tackling inequality. Strategy will have a positive impact on children in Gateshead by working to reduce those who are in need of care by the Council, regardless of their individual characteristics

Health impact: (eg physical, mental health, wellbeing, substance misuse) This strategy aim is to reduce the number of children who need our care, will also help us to achieve the vision and aims of the Health and Wellbeing strategy. In particular, by giving every child the best start in life and enabling all our children and young people to achieve their best outcomes. Children in care usually have experienced several adverse childhood experiences (ACEs), which impact negatively on their life chances.	Children's social care service will work with families and children and young people to improve mental health and wellbeing by keeping children safely at home and providing opportunities for support such as counselling and intervention where appropriate.
Socio Economic impact: (eg neighbourhood, ward, area of deprivation, household group, income, wealth) A child requiring the care of the Local authority is not solely impacted by their socio economic status however we do know that children from areas of deprivation are more likely to suffer adverse childhood experiences. Our vision for health and wellbeing in Gateshead is 'Good jobs, homes, health and friends.' We intend to reduce inequalities and improve health and wellbeing for people living in our communities through the 6 aims of our Health and Wellbeing Strategy; 1.Give every child the best start in life, with a focus on conception to age two 2.Enable all children, young people and adults to maximise their capabilities and have control on their lives 3.Create the conditions for fair employment and good work for all 4.Ensure a healthy standard of living for all, in accordance with international law on economic and social rights 5.Create and develop sustainable places and communities 6.Strengthen the role and impact of all health prevention.	Children's social care service will work with families from more deprived areas or with lower family incomes to improve outcomes for the child which will in turn support the strategic aim of a reduction of children requiring care.

Environmental impact: (does the proposal impact on climate change and the Council's commitment to be carbon neutral by 2030? Is the proposal in line with the Council's Environmental Policy? Does the proposal increase natural resource use? Does the proposal increase waste? Does the proposal increase pollution? Does the proposal impact on wildlife? Does the proposal increase car use? Does the proposal increase energy use?) It is not felt that this strategy would have a detrimental environmental impact.	
Cumulative impact: (consider impact based on successive budgetary decisions relating to the proposal or is the proposal part of wider budgetary considerations that may collectively have an impact on service users, and is potentially at odds with the Thrive agenda) As of March 2022 Gateshead Council had 484 children and young people in need of care outside of their family homes, this is an increase of over 10% from the same period of 2020. This demonstrates that the need for a strategic approach to reduce the amount of children and young people requiring a placement in care. We want children and young people residing in Gateshead to receive the opportunity to thrive and in implementing this strategy we aim to achieve this.	Actions identified through this strategy will help support CYP on the edge of the care system and reduce numbers who become in need of our care. This will be positive for both the CYP and their families and for Gateshead.

Summary of consultation/data/research undertaken to inform the assessment:
(eg feedback and engagement with service users, trade unions, employees, partners, public, benchmarking, case studies)

In formulating this strategy, we have assessed the data in relation to children in need of care within Gateshead. We have completed audits into cases whereby children have required a placement in care and used this analysis to inform the action plan for this strategy.

The following officers have been consulted on the preparation of this report:

Gavin Bradshaw, Service Manager, Targeted Family Support.
Linda Whitehead, Service Manager, Specialist Support Services.
Ben Van Wagtendonk, Practice Leader, Cared for and Care experienced Children and Young people's Teams, Children with Disabilities and the ASYE Academy
Paige Thomason, Principal Social Worker.
Chris O'Reilly, Service Manager, Safeguarding and Care Planning.
Lynn Wilson, Director for Gateshead System.
Steph Downey, Service Director, Adult Social Care.
Steve Horne, Service Director , Education, Schools, and Inclusion.
Jill Little - Practice Leader, Looked After Children' Service.
Councillor Gary Haley, Portfolio Holder and Cabinet Lead Member for Children's Services.
Andrea Houlahan, Deputy Strategic Director.
Caroline O'Neill, Strategic Director

Signed: (completing officer) Suzanne Storey
Date: 08 April 2022

Service Director: (approved) Andrea Houlahan
Date 08 April 2022

Tackle inequality so people have a fair chance

INTEGRATED IMPACT ASSESSMENT TEMPLATE

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COUNCIL MEETING

26 May 2022

GATESHEAD LOCAL PLAN – PLACEMAKING SUPPLEMENTARY PLANNING DOCUMENT (SPD) AND SPECIALIST AND SUPPORTED HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Sheena Ramsey, Chief Executive

EXECUTIVE SUMMARY

1. The purpose of this report is to seek approval of the Placemaking Supplementary Planning Document (SPD) and Specialist and Supported Housing Supplementary Planning Document (SPD) for adoption following public consultation.

2. The Cabinet has considered the facts and issues arising from the report including alternative options and took all relevant advice before formulating their recommendation.

RECOMMENDATION

3. It is recommended that Council adopts the Placemaking Supplementary Planning Document and Specialist and Supported Housing Supplementary Planning Document.

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Gateshead Council

REPORT TO CABINET
26 April 2022

TITLE OF REPORT:	**Gateshead Local Plan - Placemaking Supplementary Planning Document (SPD) and Specialist and Supported Housing Supplementary Planning Document (SPD)**
REPORT OF:	**Peter Udall, Strategic Director, Economy, Innovation and Growth**

Purpose of the Report

1. To approve the Placemaking Supplementary Planning Document (SPD) and Specialist and Supported Housing Supplementary Planning Document (SPD) for adoption following public consultation, and to approve publication of Consultation Reports summarising the approach to consultation and responses received to each SPD.

Background

2. The Placemaking Supplementary Planning Document (SPD) was first adopted in 2012. An update is required following the adoption of Making Spaces for Growing Places (MSGP) in February 2021, which resulted in the related deletion of policies from the Unitary Development Plan.

3. The SPD includes updated information on Areas of Special Character and Routeways and Gateways. The SPD does not set policy but provides more detailed planning policy guidance on the principles of good design for all types of development within Gateshead. The updated SPD also takes account of the changing and emerging changes in the national planning system. The SPD is set out in Appendix 2.

4. The draft Specialist and Supported Accommodation SPD builds upon, and is consistent with, policies contained within the adopted Local Plan documents for Gateshead, including The Core Strategy and Urban Core Plan (CS&UCP) and Making Spaces for Growing Places (MSGP). It will also work in conjunction with the Council's Social Care Market Position Statement (MPS), and evidence within both the Joint Strategic Needs Assessment (JSNA) and the Strategic Housing Market Assessment (SHMA). The SPD provides guidance to those intending to develop and seek planning permission for specialist and supported accommodation in Gateshead. It sets out:
    - what the Council takes into account when considering the suitability of specialist and supported accommodation;
    - expected general standards for development;

- matters of consideration relating to specific types of accommodation.

The SPD is set out in Appendix 3.

Proposal

5. Adopt the Placemaking Supplementary Planning and Specialist and Supported Housing Supplementary Planning Document.

6. Publish a Consultation Report for each SPD, setting out the approach to consultation, comments submitted, and the Council's response.

Recommendation

7. Cabinet is asked to:

(i) Recommend Full Council to adopt the Placemaking Supplementary Planning Document and Specialist and Supported Housing Supplementary Planning Document; and
(ii) Approve the publication of a Consultation Report for each of the SPDs.

For the following reasons:

i. To enable the Council to effectively deliver the Local Plan.
ii. To ensure full public engagement on the Placemaking Supplementary Planning Document in line with Gateshead's Statement of Community Involvement (SCI).

CONTACT: Neil Wilkinson extension: 3411

APPENDIX 1

Policy context

1. The Core Strategy and Urban Core Plan for Gateshead and Newcastle (CSUCP) was adopted on the 25th March 2015 and forms part of the Gateshead Local Plan. Making Spaces for Growing Places, part 3 of the Local Plan was adopted 1st February 2021. These SPDs are supplementary to the CSUCP and MSGP.

2. The SPDs does not set policy but provides a framework for implementation of various policies, most notably;

    a. Placemaking SPD: CS15: Placemaking, UC12: Urban Design and MSGP24: Design Quality.
    b. Specialist and Supported Housing SPD: CS9, CS11, CS13, CS14, CS15 and CS16, and Making Spaces for Growing Places (MSGP) Policies MSGP10, MSGP11, MSGP12 and MSGP14.

3. The SPDs have been prepared in accordance with the Planning and Compulsory Purchase Act 2004 and the Town & Country Planning (Local Planning) (England) Regulations 2012 and is a material consideration in the determination of planning applications

Background

4. The Placemaking Supplementary Planning Document (SPD) was first adopted in 2012. An update is required following the adoption of Making Spaces for Growing Places (MSGP) in February 2021, which resulted in the related deletion of policies from the Unitary Development Plan.

5. The SPD includes updated information on Areas of Special Character and Routeways and Gateways. The SPD does not set policy but provides more detailed planning policy guidance on the principles of good design for all types of development within Gateshead. The updated SPD also takes account of the changing and emerging changes in the national planning system.

Consultation

6. In preparing this report, consultation has taken place with the, The Leader and Deputy Leader, Environment and Transport Portfolio, Housing and Economy Portfolio, and Joint Adults and Health Portfolio.

Alternative options

7. There are no alternative options.

Implications of Recommendation

8. **Resources:**

    a. **Financial Implications –** The Strategic Director, Resources and Digital confirms there are no financial implications arising from this report.
    b. **Human Resources Implications –** There are no human resource implications arising from this report.
    c. **Property Implications -** There are no direct property implications arising from this report. The SPD forms part of the Local Plan which has been subject to viability testing.

9. **Risk Management Implication** – There is a risk that without a robust SPD that meets legal requirements, a sufficiency and quality of suitable and sustainable specialist and supported accommodation will not be delivered, and development is more likely to contribute to an oversupply of some provision, unnecessarily adding to local care and support costs, and placing unjustifiable demands on existing wider infrastructure and services in Gateshead (including health, social care and education).

10. **Equality and Diversity Implications** – The SPDs support the Local Plan which includes an Equalities Impact Assessment.

11. **Crime and Disorder Implications** – The Specialist and Supported Housing SPD will help ensure that the potential impact of specialist and supported accommodation will be considered in relation to neighbourhood sustainability, community cohesion and local housing market balance.

12. **Health Implications** – The SPDs support the Local Plan which includes a Health Impact Assessment.

13. **Climate Emergency and Sustainability Implications** – The SPDs support the Local Plan which includes a detailed Sustainability Appraisal.

14. **Human Rights Implications** - None.

15. **Ward Implications** – All.

Placemaking SPD

Areas of Special Character and

Routeways and Gateways

Gateshead Council

2022

Placemaking Supplementary Planning Document (SPD)

Areas of Special Character and Routeways and Gateways

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Introduction

Purpose

The purpose of this Supplementary Planning Document (SPD) is to set out Gateshead Council's approach to Placemaking, in particular in relation to Areas of Special Character and Routeways and Gateways. The SPD does not set policy. It provides a framework for the implementation of existing policies contained in Gateshead's Local Plan, which currently comprises:

- Planning for the Future: Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (CSUCP) (Adopted March 2015)
- Making Spaces for Growing Places (MSGP) – Site Allocations and Development Management Policies (Adopted February 2021)

Policy Context

This SPD provides detailed guidance to support the Local Plan in relation to Routeways and Gateways and Areas of Special Character. The SPD also signposts additional national guidance that might support other policies within the Local Plan, which are set out below;

- CSUCP Policy:
    - CS15: Place Making
    - UC11: Gateways and Arrival Points
    - UC12: Urban Design
    - UC13: Respecting and Managing Views Within, From, and Into the Urban Core
    - UC14: Heritage
    - UC16: Public Realm
    - UC17: Public Art
- MSGP Policies:
    - **MSGP23: Areas of Special Character**
    - **MSGP24: Design Quality**
    - MSGP25: Conservation and Enhancement of heritage assets

How to Use

Anyone intending to submit a planning application for development is encouraged to read this SPD and contact the Council's Development Management Team for further pre-application advice and information which will identify any further issues.

Document status and relationship to other documents

The provisions of this SPD, which supports the CSUCP and MSGP, will constitute a material consideration in the decision-making process.

Consultation

Consultation is currently being undertaken on this SPD. If you wish to make comments please do so by;

- Emailing ldf@gateshead.gov.uk,
- Writing to Spatial Planning, Civic Centre, Regent Street, Gateshead, NE8 1HH, or
- Online, at www.gateshead.gov.uk/haveyoursayonplanning

Documents are available for reference at the Civic Centre, Gateshead or online at www.gateshead.gov.uk.

National Guidance

In 2019 the government updated the National Planning Policy Framework (NPPF). This current Framework replaces the original NPPF published in March 2012 and the revised July 2018 version. In these later updates of the NPPF, the government strengthened its advice to local planning authorities to look towards design guides and design codes in preference over policy based Supplementary Planning Documents. The government's position on this is further strengthened in the latest proposed revision of the NPPF which, at the time of writing is anticipated to be published in late 2021.

To reinforce this shift in approach, government also revised its Planning Practice Guidance in 2019 on design processes and tools, providing updated guidance on:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality, and for;
- Effective community engagement on design.

To be read alongside this PPG guidance, the government launched a major new design toolkit for improving design quality in January 2021, the National Design Guide. This document sets out the characteristics of well-designed places and demonstrates what good design means in practice.

The National Design Guide is there for all those involved in shaping places including in plan-making and decision making and should be adopted as a continuing reference to inform and guide design as it evolves.

In addition to the National Design Guide is the Draft National Model Design Code, launched for public consultation in January 2021. This document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design. It is important to make reference to the government's Guidance Notes for Design Codes (February 2021). This document sets out potential content for a design code, modelled on the same ten characteristics of well-designed places as set out in the National Design Guide.

Further to the above publications, in July 2020, Design for Homes announced the release of Building for a Healthy Life (BHL) which replaces the previous design tool Building for Life 12 (BfL12). The original 12-point structure and underlying principles within BfL12 are at the heart of BHL but the new name also reflects changes in legislation as well as refinements made to the 12 considerations in response to good practice and user feedback.

The new name also recognises that this latest edition has been written in partnership with Homes England, NHS England and NHS Improvement. Placing more emphasis

on health, BHL integrates the findings of the three-year Healthy New Towns Programme led by NHS England and NHS Improvement.

This latest revised edition is also now regarded as a much more useful design tool, a design code, which is to be used throughout the entire design process to help guide evolving ideas and concepts into high quality designs that deliver attractive and successful new residential neighbourhoods, unlike its predecessors which were used as more of a checklist or assessment tool to evaluate schemes at the planning application stage, or even later, after completion.

Finally, another strategically important national design guidance document is also undergoing an update, Manual for Streets 2007, and Manual for Streets 2 (2010) are both currently being redrafted and will be combined to produce a new 'Manual for Streets', which is expected to be launched in 2022.

Gateshead Council encourages developers to make use of all the above design guidance from the earliest stages in the planning and design process, to guide their proposals as they evolve. The Council expects developers to demonstrate how they have taken into account design guidance and other relevant documents, including this SPD, where applicable providing an analysis of how the proposal meets the required design standards.

Areas of Special Character

This chapter provides additional guidance in relation to Areas of Special Character and supports policy MSGP23.

Policy MSGP23 states that

A high level of importance must be given to the design of development within, or affecting the setting of … Areas of Special Character as shown on the Policies Map - development will maintain or enhance the character of the area and inappropriate development will be resisted.

Paragraph 7.13 in MSGP indicates that

The places defined in this policy are areas which, although not designated as Conservation Areas, display positive and unique characteristics (focused on the quality or interest of the townscape or village environment) which should be retained, enhanced and protected ... Where the type or degree of change resulting from a proposal would have a significant adverse impact on these characteristics, permission would normally be refused".

Windmill Hills AoSC is in the Urban Core and Riverside Park AoSC partly in it. A number of general Urban Core policies in the CSUCP are relevant to these areas.

MSGP allocates an expanded list of Areas of Special Character; there are now 26, compared to the 8 allocated by the previously saved Unitary Development Plan policy, ENV25 (which is superseded by MSGP), and the 23 included in the original (2012) Placemaking SPD. New Areas of Special Character were added at Harlow Green, Allerdene, and Moss Side in Wrekenton, for inclusion in the allocations in MSGP.

Moreover, the Placemaking SPD of 2012 did not define precise boundaries for the Areas of Special Character. During the preparation of MSGP, precise boundaries were defined, including for the 3 additional areas. In some cases they formed a significant revision of the broad areas identified by the 2012 Placemaking SPD. The Areas of Special Character boundaries are shown below, and on the Council's interactive map. The text of the SPD relating to individual Areas of Special Character was revised and updated to reflect these boundaries and, in a few cases, changes on the ground since the 2012 SPD was published, and equivalent text written for the additional areas.

The resulting replacement text formed part of the evidence base for the MSGP Examination and will form part of the revision of the Placemaking SPD. This is the text given below. As in the 2012 SPD, the approach remains to give a description of the character of each area and its most worthwhile aspects, followed by broad design guidance, indicating the key points which applicants for planning permission

should have regard to, and the Council will apply when considering planning applications.

Where co-benefits with other council objectives are possible such as improving GI connectivity, enhancing biodiversity or improving sustainable travel this should be explored when considering AOSC guidance.

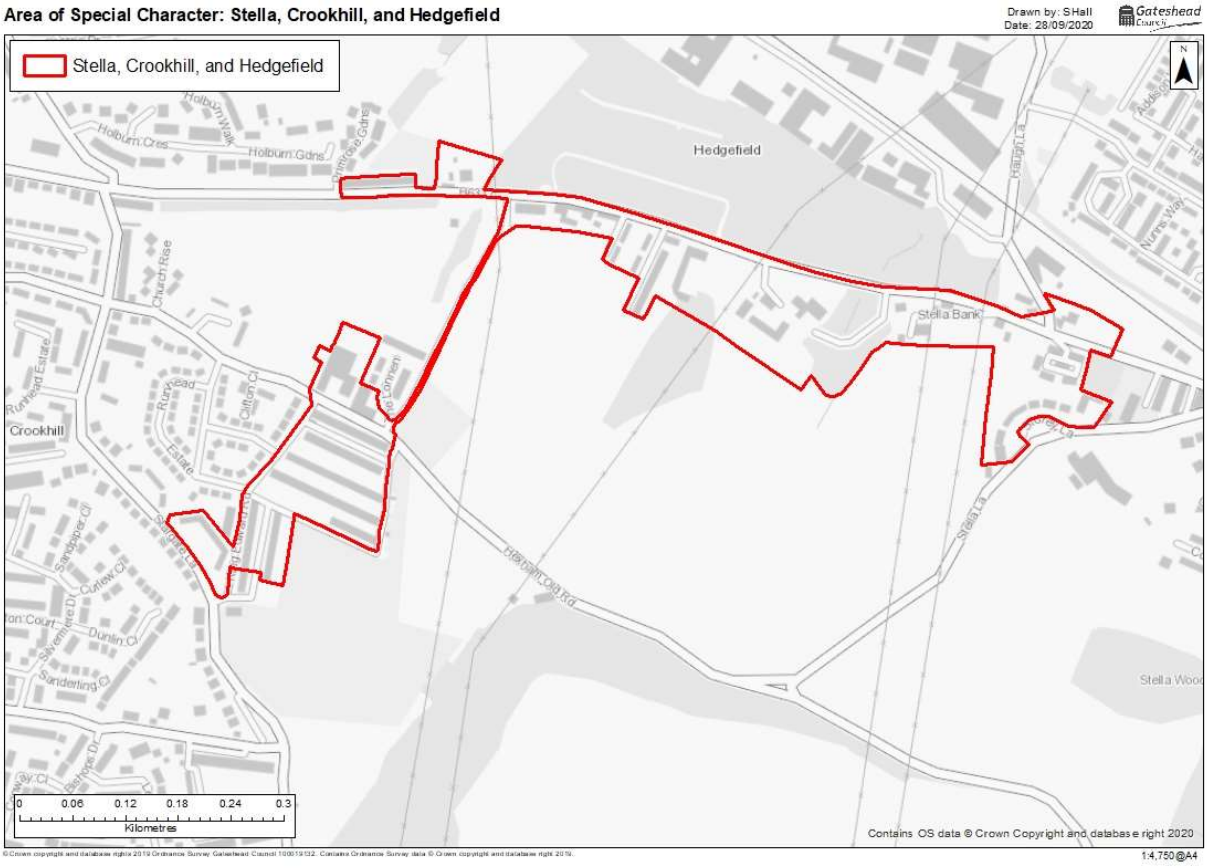
1. Stella, Crookhill and Hedgefield

DESCRIPTION

This attenuated Area of Special Character on the eastern edge of Ryton includes a varied straggle of buildings along the semi-rural main road which rises markedly from the level of the Tyne flood-plain from Stella through Hedgefield towards Ryton, and the somewhat separate settlement of Crookhill. It excludes buildings and sites at Stella that are in the Conservation Area there.

The Crookhill part mainly comprises a group of mostly parallel terraces of two-storey white/yellow brick miners' cottages dating from c.1900-10, in a distinctive layout of houses with front gardens facing onto paths, with vehicular access to rear yards via back lanes. Crookhill Primary School and adjoining former Co-op are attractive red-brick buildings of the same time, and the single-storey, symmetrical composition of the Aged Mineworkers' Homes on Stargate Lane (1921) is another characteristic pit village building type.

There are a number of attractive buildings adjacent to the B6317 (Hedgefield Bank) on the approaches to Ryton, including agricultural buildings built of stone in vernacular styles. A small group of miners' terraces adds variety, and except at either end, the area falls within the Green Belt which further limits potential development.



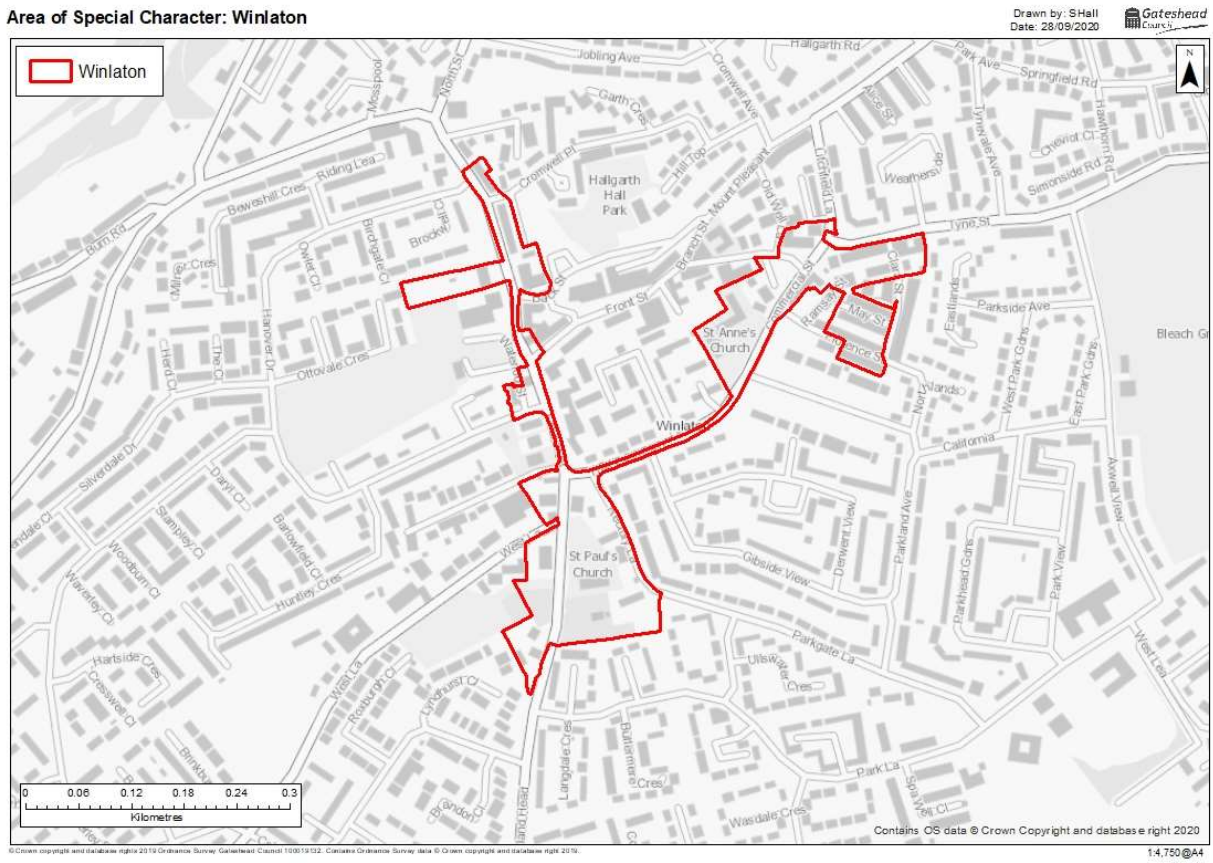
DESIGN GUIDANCE

- Resist inappropriate alterations and extensions to existing buildings, including on the frontages of the terraces
- Resist infill development which would detract from existing townscape quality and setting of buildings
- Protect the landscape / semi-rural setting

2. Winlaton

DESCRIPTION

Winlaton is a former industrial village which has greatly expanded with suburban housing. The Area of Special Character has been drawn to include the more attractive and traditional, eighteenth century and later, buildings in the village centre and at Parkhead, but to exclude other buildings which make little positive townscape contribution. The area contains a number of attractive stone buildings including Saint Paul's Church at Scotland Head, and the church hall opposite. There are also some attractive stone buildings on Front Street and Commercial Street clustered around a small village green. The houses on May Street and Florence Street, a mix of brick and stone plain terraces, are also worthy of inclusion. Distinctive features include stone buildings, slate roofs and stone boundary walls.



DESIGN GUIDANCE

- Resist alterations and extensions to existing buildings which are inappropriate in terms of scale, position or materials
- Retain the open spaces which provide a setting for the characteristic buildings
- Encourage public realm improvements within the village centre

3. Lime and Ash Streets area, Blaydon

DESCRIPTION

This is a small area of two-storey, plain and uniform but attractive, terraced houses built around 1900-1910. Distinctive features include small front gardens; stone construction, slate roofs, back yards, stone and brick rear and side boundary walls; and decorative stone surrounds to windows. However many buildings have been altered over time with replacement windows, and replacement modern rear offshots which again have been built uniformly and have therefore avoided fragmenting the overall design.

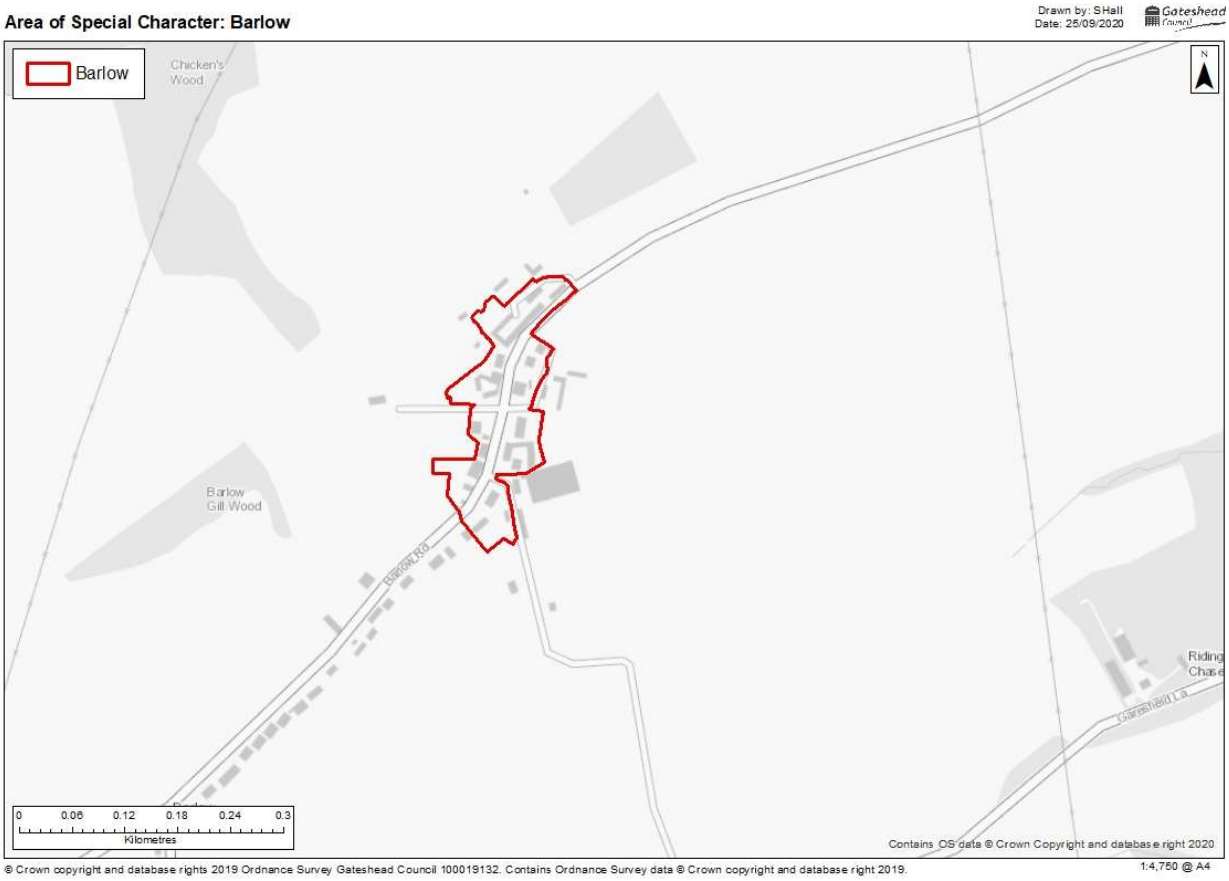
DESIGN GUIDANCE

- Resist alterations to the roofscape such as dormers
- Encourage retention of existing footprints and historic boundary treatments

4. Barlow

DESCRIPTION

Barlow is a small village east of High Spen. The village is linear, developed at low density along Barlow Road, and the Area of Special Character covers the mostly older and denser part at the NE end of the settlement where there is development on both sides of the road, and there are a number of rural stone buildings adjacent to Barlow Lane which are of townscape quality and which add to the overall character of the village. Some of these buildings form farm steadings which have been converted for residential use. Dominant materials include stone and slate. Low stone walls and hedgerows flank either side of Barlow Lane. There are several, more recent, detached houses which although of little historic interest, also contribute positively to the overall appearance of the village.



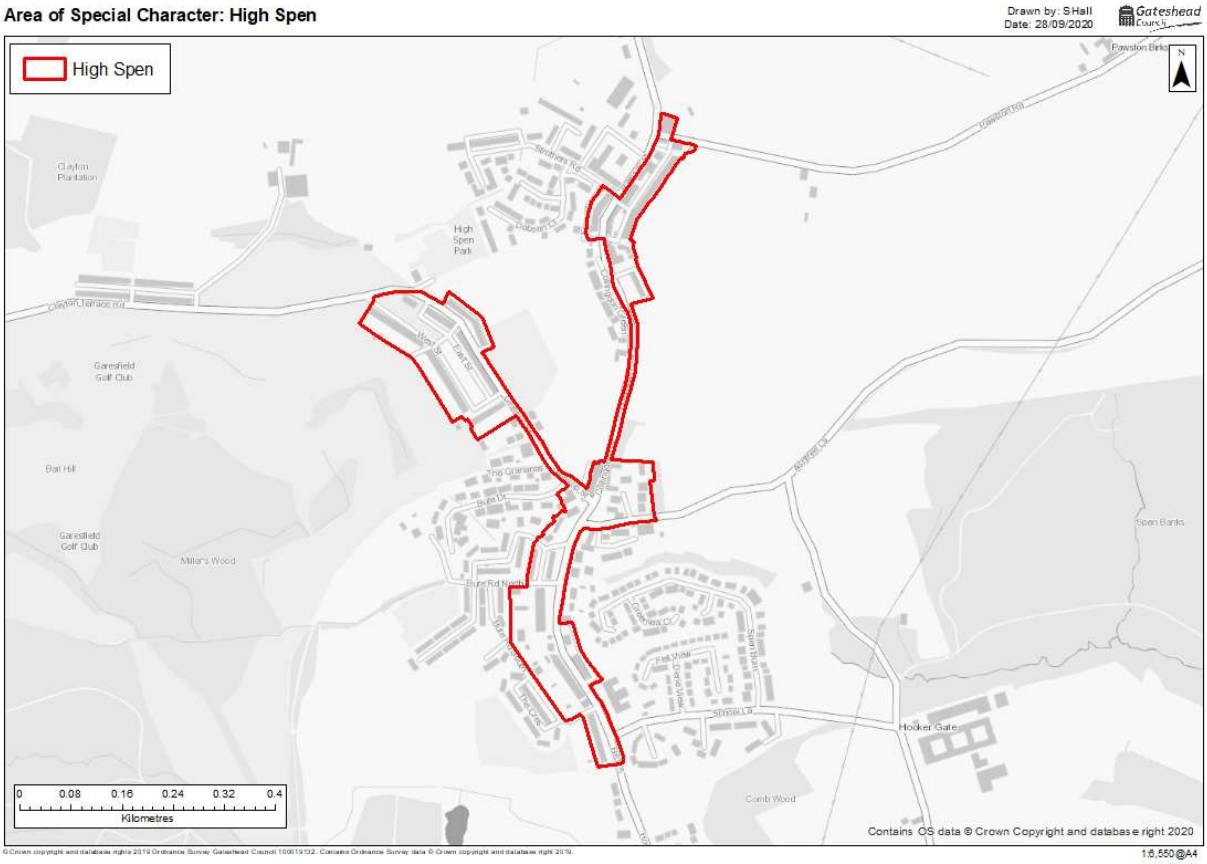
DESIGN GUIDANCE

- Resist backland development and development within large plots
- Encourage sensitive and appropriately-designed conversion / re-use of rural buildings

5. High Spen

DESCRIPTION

High Spen is a former mining village, typical of many mining villages dating from the late nineteenth or earlier twentieth centuries, with clusters of workers' terraced housing, some groups being of stone and some of brick, and with slate roofs, along or set a little away from the main village thoroughfare, in some cases with long gardens. The wide green between West Street and East Street makes an important contribution to that group. There are some notable buildings which front onto Hookergate Lane and Collingdon Road, such as the primary school, which are of townscape interest. The majority of buildings are relatively simple in design.



DESIGN GUIDANCE

- Resist conversions of shop units to residential uses, subject to Permitted Development rights
- Retain the integrity of the layout, setting and overall design and massing of the groups of terraced houses, particularly with regard to green areas, roofscape and building lines
- Encourage public realm improvements within the village centre
- Encourage improvements to the existing housing stock

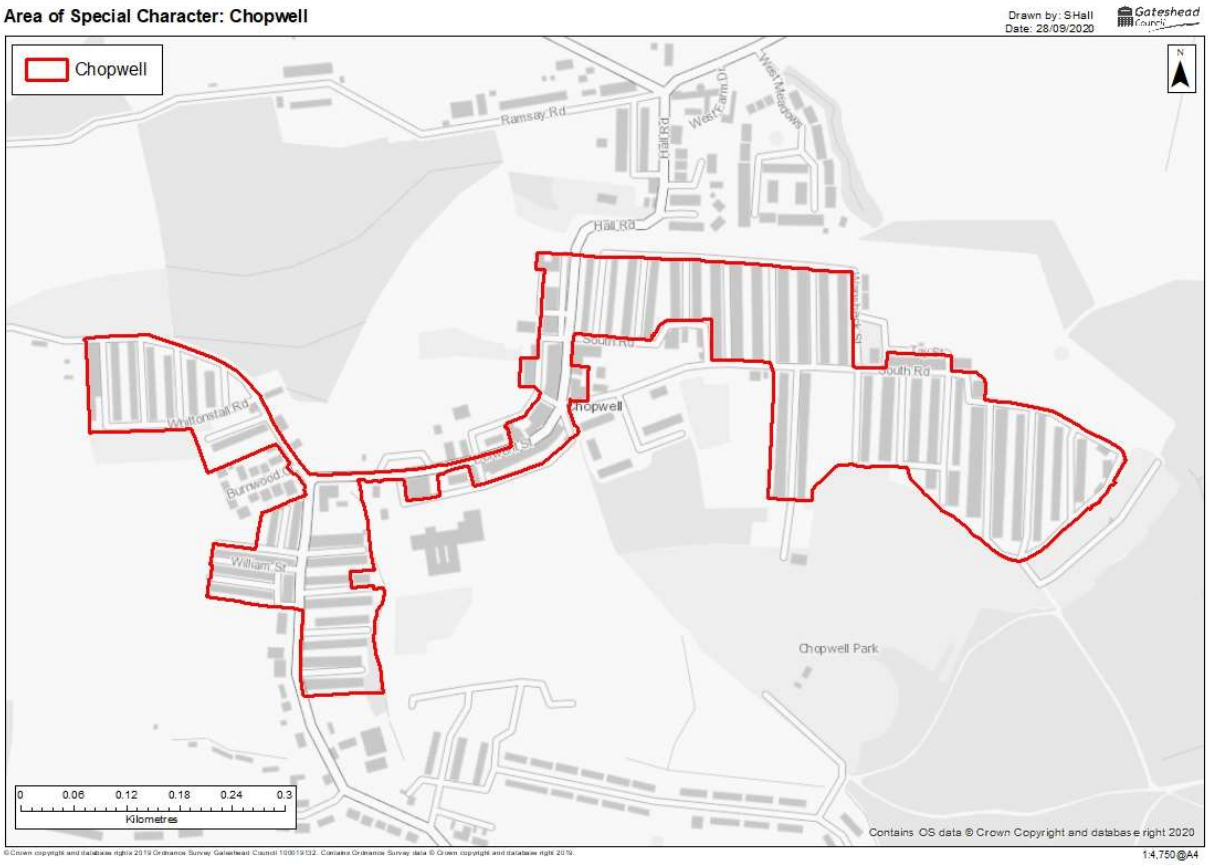
6. Chopwell

DESCRIPTION

The historic street layout and settlement structure of Chopwell, typical of the larger settlements which developed around new collieries, remains largely intact and can be seen impressively and in its entirety from the road uphill from the village to the north. Most of the housing was developed rapidly between 1890 and 1914 with some small estates, mostly of council housing, added later at the north and south ends of the village (these are not included in the Area of Special Character). Several large groups of terraces are scattered loosely around the village core, Derwent Street, with its small concentration of shops and other facilities at the upper end, where there a few larger-scale worthwhile buildings. This part of the village has a general consistency in terms of block heights with uniform terraced blocks dominating.

The pattern of clusters of terraced houses, still adjoined by wide areas of open space, defines the special character. The topography of the landscape, sloping quite steeply down towards the river Derwent, is an important defining feature providing excellent views out of the village.

Architecturally most buildings are relatively simple in design — here constructed in red, purple or pale brick or a mixture of them, though some terraces have been rendered. Pedestrianised streets with narrow greens immediately in front of the houses, and access via back lanes to rear yards, are the predominant pattern amongst the 'Rivers Streets' to the east. The architecture is modest and restrained and characterised by symmetry and simplicity.



DESIGN GUIDANCE

- Resist conversions of shop units to residential uses, subject to Permitted Development rights
- Retain the integrity of the layout, setting and overall design and massing of the groups of terraced houses, particularly with regard to green areas, roofscape and building lines
- Encourage public realm improvements within the village centre
- Encourage improvements to existing housing stock and the regeneration of the village in ways that preserve its character

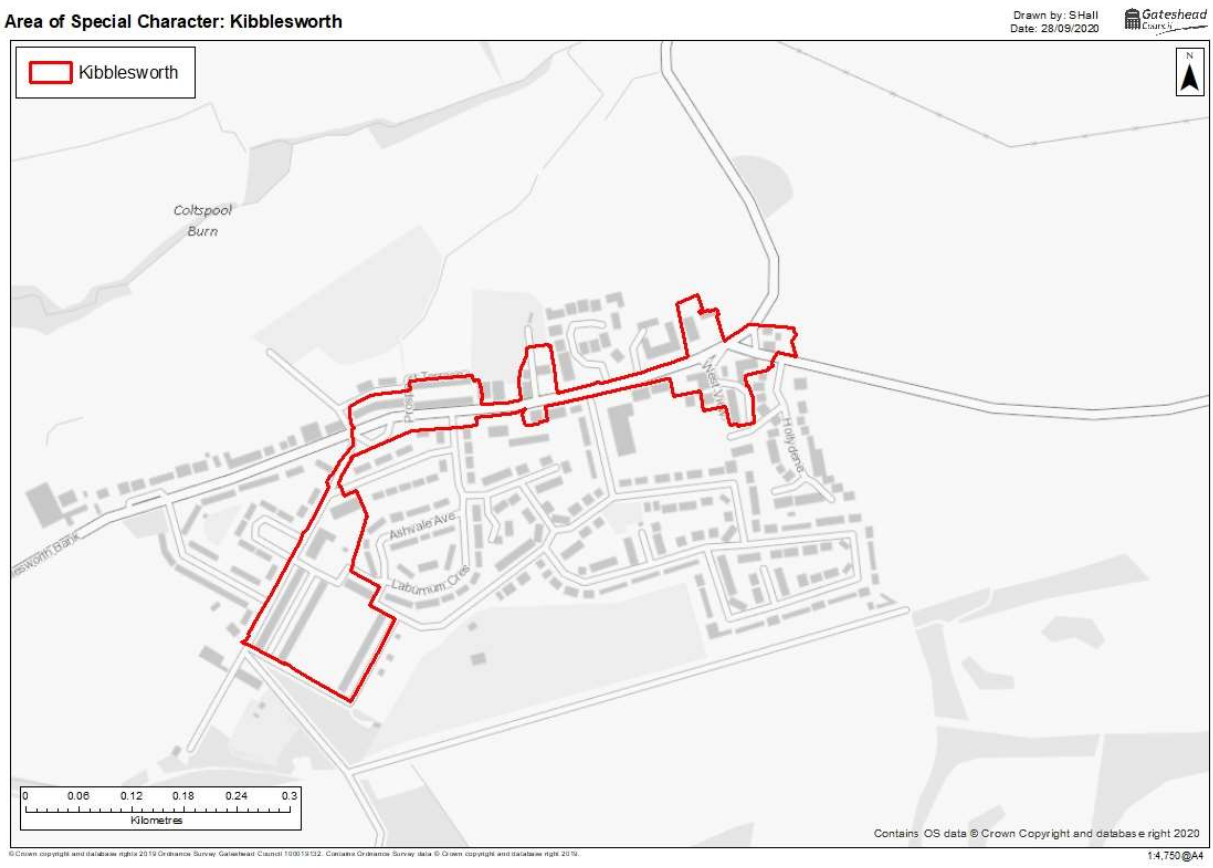
7. Kibblesworth

DESCRIPTION

Kibblesworth is a rural settlement which expanded with the advent of mining and a brickworks. Typical building materials include stone, red brick and slate

There are several areas with a distinctive sense of place, grouped loosely around the oldest part of the village which was a linear settlement along the gently-rising Kibblesworth Bank. At the village entrance is a grouping of attractive large detached buildings including the church and a pub. The main street is mostly made up of two-storey terraced buildings typical of former mining villages.

To the south west is an area of terraced houses including Gardiner Square facing either side of a large green, and the former school (now The Millennium Centre), an attractive stone building.



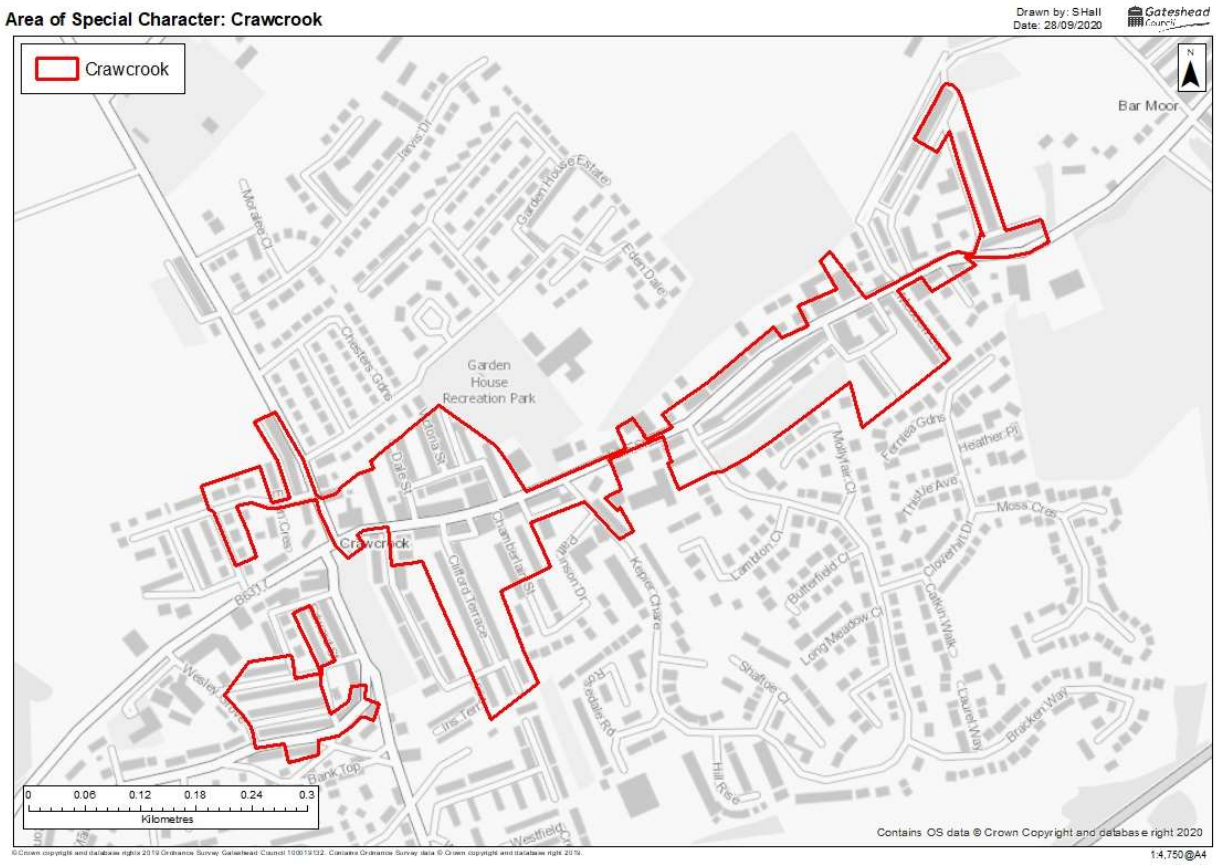
DESIGN GUIDANCE

- Ensure any alterations or extensions to buildings at the village entrance complement/enhance the existing buildings
- Resist inappropriate alterations to terraced buildings e.g. front dormer windows
- Respect the characteristic building materials of each element of the Area of Special Character

8. Crawcrook

DESCRIPTION

Crawcrook is a large village. The main street is typical of many rural villages which expanded as a result of mining. The oldest buildings within the village are found along Main Street and Old Main Street and it is these which give the area its distinctive village feel. There are clusters of terraced streets such as Clifford Terrace and Edward Street, some in densely-built enclaves, which are typical two storey terraced blocks. Dominant building materials include stone, grey brick, and slate roofs. Stone walls are also an important feature. The undulating nature of Main Street creates a series of unfolding views framed by the linear nature of the settlement and continuous building frontages on either side. To the north west in St. Agnes Gardens are some later stone-built semi-detached suburban-style houses.



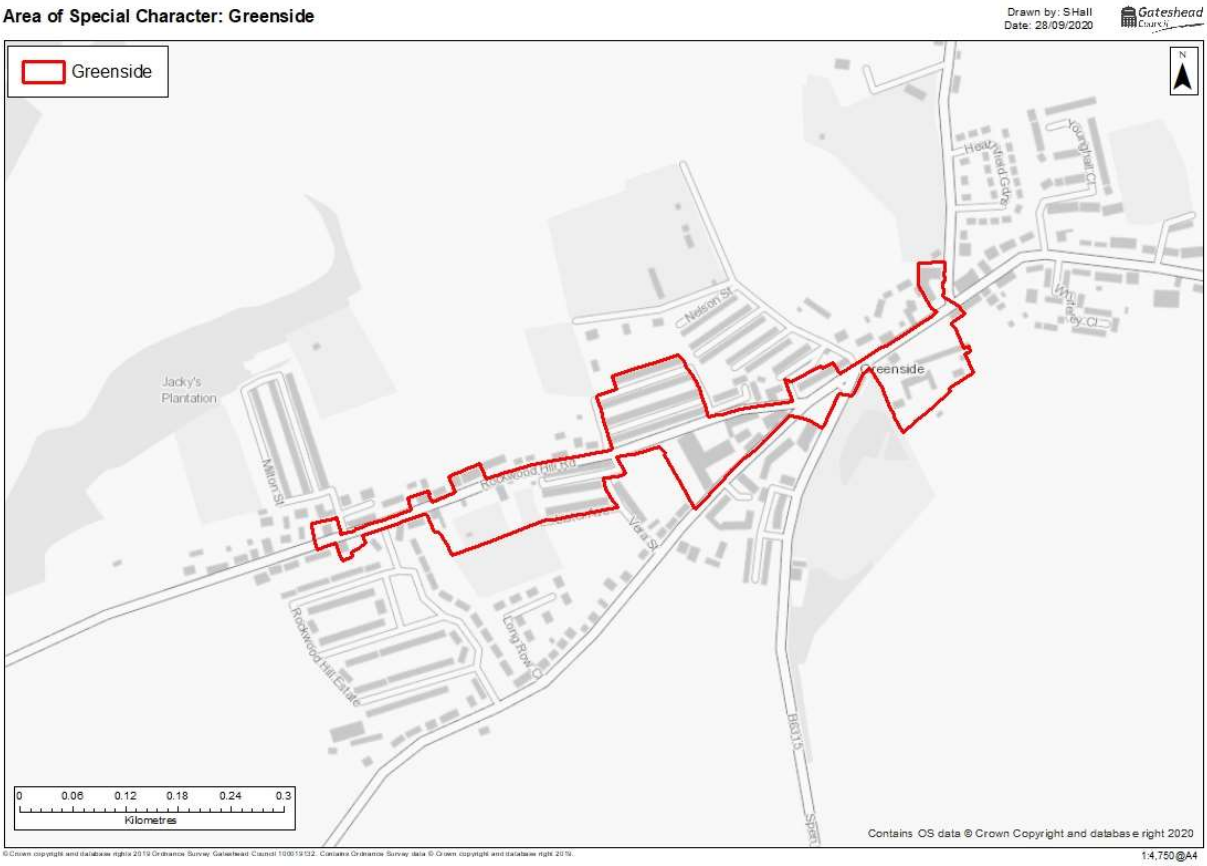
DESIGN GUIDANCE

- Ensure that any development along Main Street and Old Main Street is of a high architectural standard
- Resist alterations or extensions which would have an adverse impact on the quality and appearance of existing buildings.

9. Greenside

DESCRIPTION

Greenside is a highly linear rural village which expanded with the establishment of various nearby collieries. The village has many of the typical townscape characteristics of such villages including a small village green, attractive stone buildings including a conversion of irregularly-grouped vernacular farm buildings at Heathfield Farm, and brick walls. Further west are a series of detached stone buildings and cottages with stone boundary walls, and some groups of parallel stone-built terraces of miners' cottages. Although alterations and extensions to various buildings have eroded the original character and integrity of the village as a whole, the Area of Special Character is confined to the higher-quality and more coherent central and western parts of the village where the layout, settlement pattern and many of buildings contribute to the attractive rural village character.



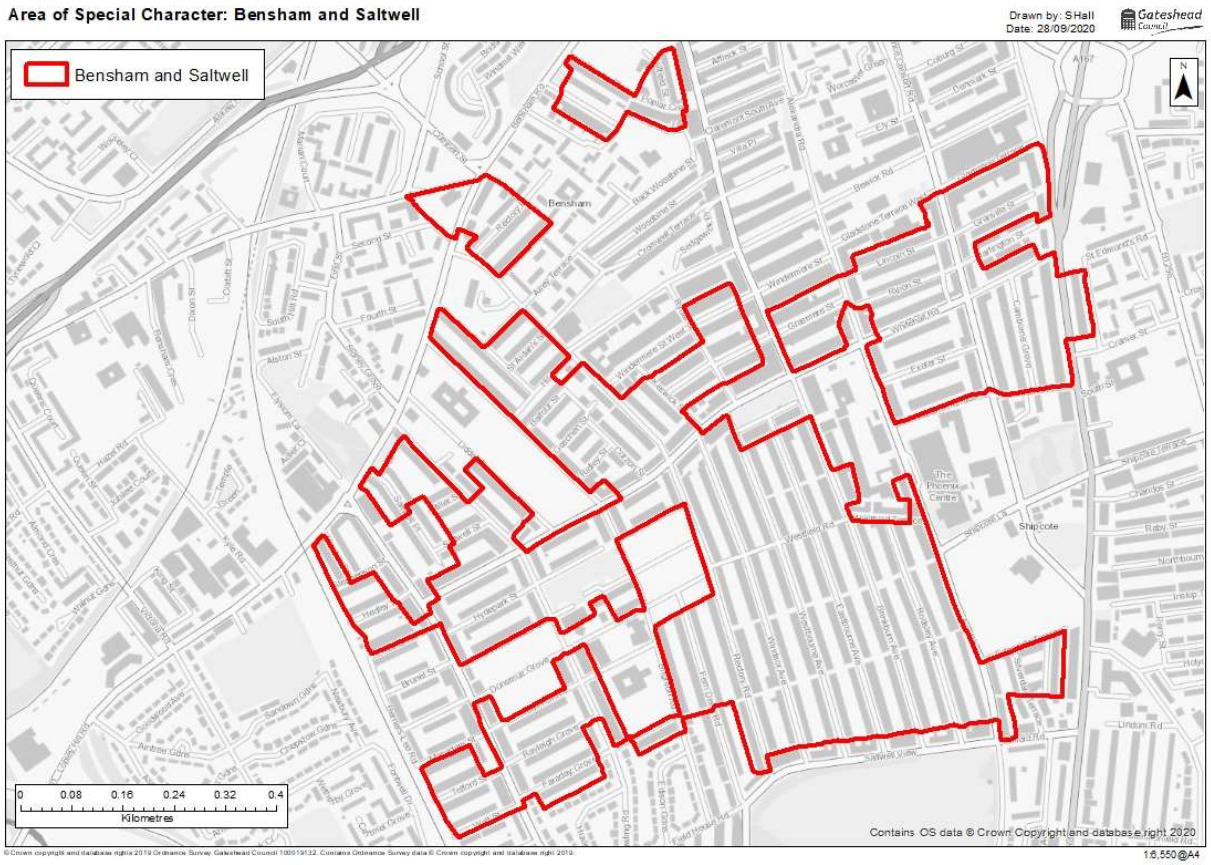
DESIGN GUIDANCE

- Retain stone boundary walls
- Resist backland and garden infill development
- Resist inappropriate alterations, especially to the frontages of terraces, and extensions which would erode quality or fail to complement the appearance of existing buildings

10. Bensham and Saltwell
DESCRIPTION

Bensham and Saltwell are largely a legacy of the rapid growth of housing in Gateshead in the late nineteenth century and up to the First World War. The neighbourhood lies at the point of transition between the urban core and the start of lower density suburbs to the west, south and south east. The area is laid out in terraces built of robust local materials, organised on a series of abutting regular street grids with back lanes. They range from houses built in terraces for middle-class occupation to some which were more modest, but all exhibit a less basic design than the miners' terraces in many of the outlying villages in the Borough. The neighbourhoods include the greatest concentration of Tyneside flats in the Borough— a locally distinctive housing type comprising two-storey terraced houses divided into ground-floor and first-floor flats. In some cases there is a basement and/or an attic storey, or a full third storey. The overwhelmingly predominant building materials are red brick with stone dressings, and slate roofs. Although at first these buildings can appear uniform it soon becomes clear that throughout the area there is a widespread notable quality of design details in the brickwork, bay windows, lintel features and front railings. The topography of the area ensures views to the west, across the Team valley to leafy suburbs and countryside beyond.

The wider Bensham/Saltwell area includes two Conservation Areas, and the older streetscape has been fragmented to some extent by redevelopment. The Area of Special Character is confined to the large expanses of older terraced housing and a few other good-quality buildings included within or adjoining those areas, including St. Chad's and St. Cuthbert's churches which are of considerable architectural note. It excludes the Conservation Areas which have a higher level of protection.



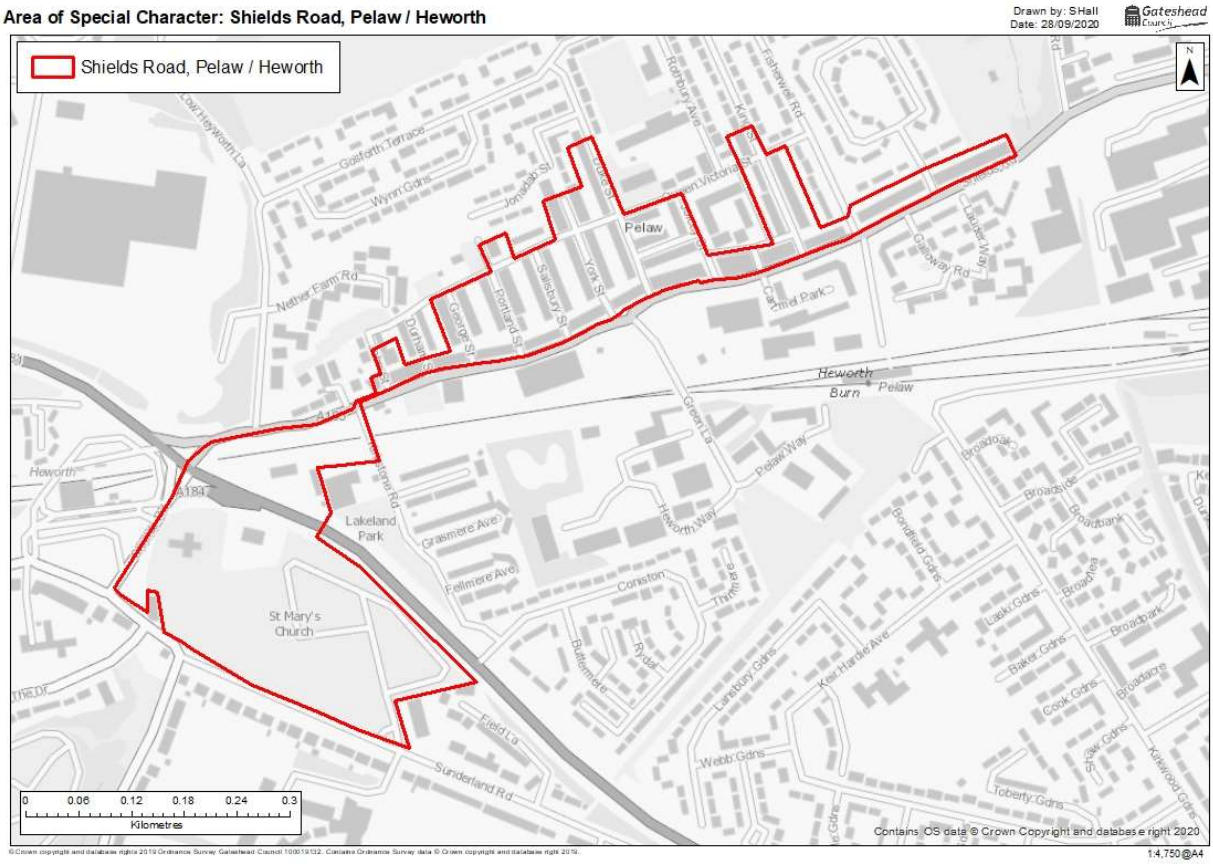
DESIGN GUIDANCE

- Resist inappropriate alterations to existing housing stock such as front dormers
- Encourage and support block improvements
- Environmental improvements (including public art) to soften, in particular, the most densely-built terraced environments
- Respect the street layout when designing immediately-adjoining redevelopment

11. Shields Road, Pelaw/Heworth

DESCRIPTION

This area includes Shields Road and the terraced buildings which front onto and run at right-angles to it (in Pelaw) and the area around St. Mary's Church, Heworth. The Felling By-Pass and Metro/rail line separate these two distinct areas. St. Mary's Church and the adjacent cemetery are set against a wooded backdrop. The church and former Heworth Constitutional Club, originally a country house, are important and attractive stone-built landmarks. Pelaw was effectively a company town for the large factories of the Co-operative Wholesale Society, making shirts and a wide range of other products; the factories have been closed and demolished. The buildings on Shields Road are two-storey stone buildings with slate roofs, with red brick terraces of Tyneside flats running off. Further east the Pelaw Inn is prominent; adjacent to this is an attractive and ornate Edwardian building with two retail units on the ground floor.



DESIGN GUIDANCE

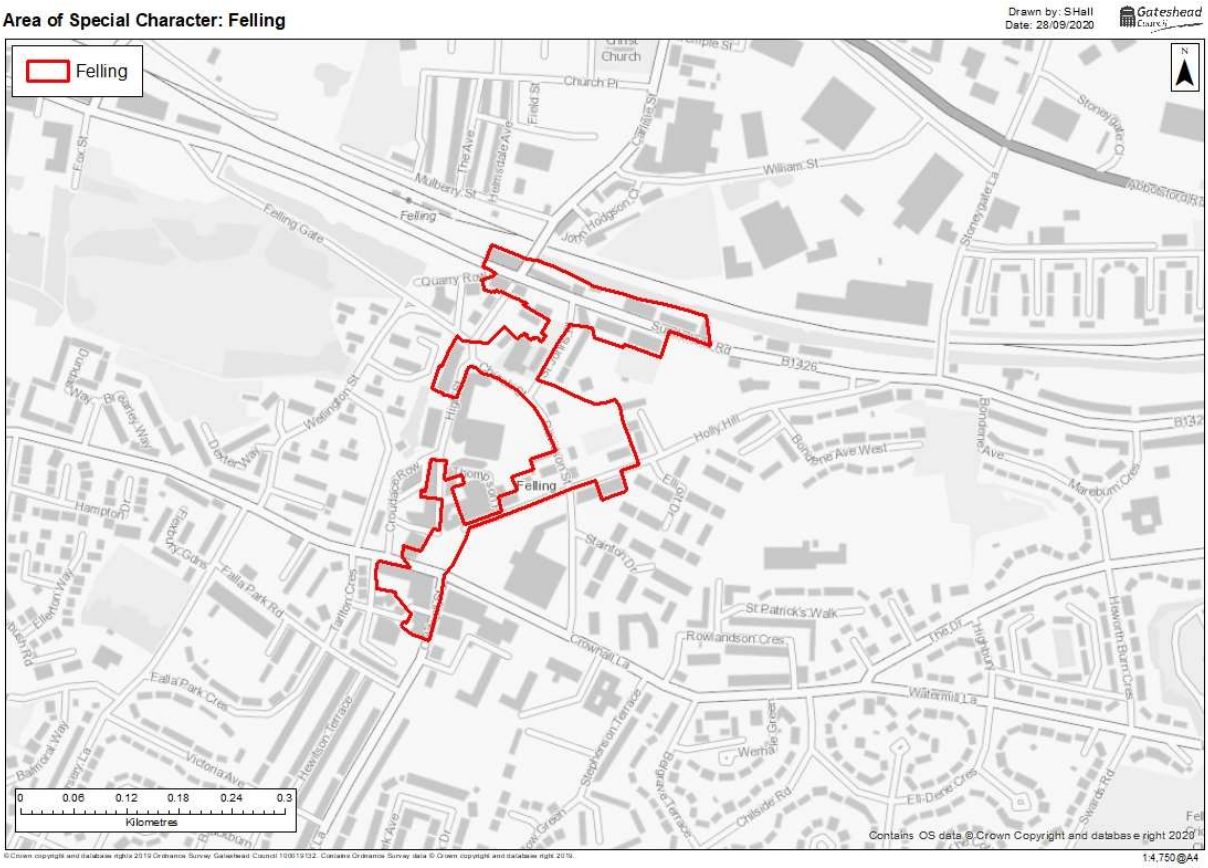
- Resist inappropriate alterations to existing housing stock such as front dormers
- Support sensitive and appropriate restoration/conversion of historic buildings
- Discourage unsightly roller shutters to shops
- Encourage improvements to shop fronts
- Protect the settings of the landmark buildings

12. Felling

DESCRIPTION

This area of Felling town centre, which has very much declined since its industrial heyday, contains a number of attractive and imposing buildings surviving from that era. Along the High Street are a number of stone-fronted shop fronts. There are several Edwardian and Victorian public houses such as the Blue Bell which are of townscape interest. The Roman Catholic church is a fine landmark building, and a former villa on Sunderland Road is still in use as the presbytery.

Other buildings of note, mostly of stone, include the Police Station and Council Offices on Sunderland Road, the former cinema, old post office, semi-detached villas, Holly Hill House, a fine corner shop and a Labour Exchange on Holly Hill. Between Holly Hill and Sunderland Road are a pleasant small municipal park, and remnants of demolished/dilapidated stone houses.



DESIGN GUIDANCE

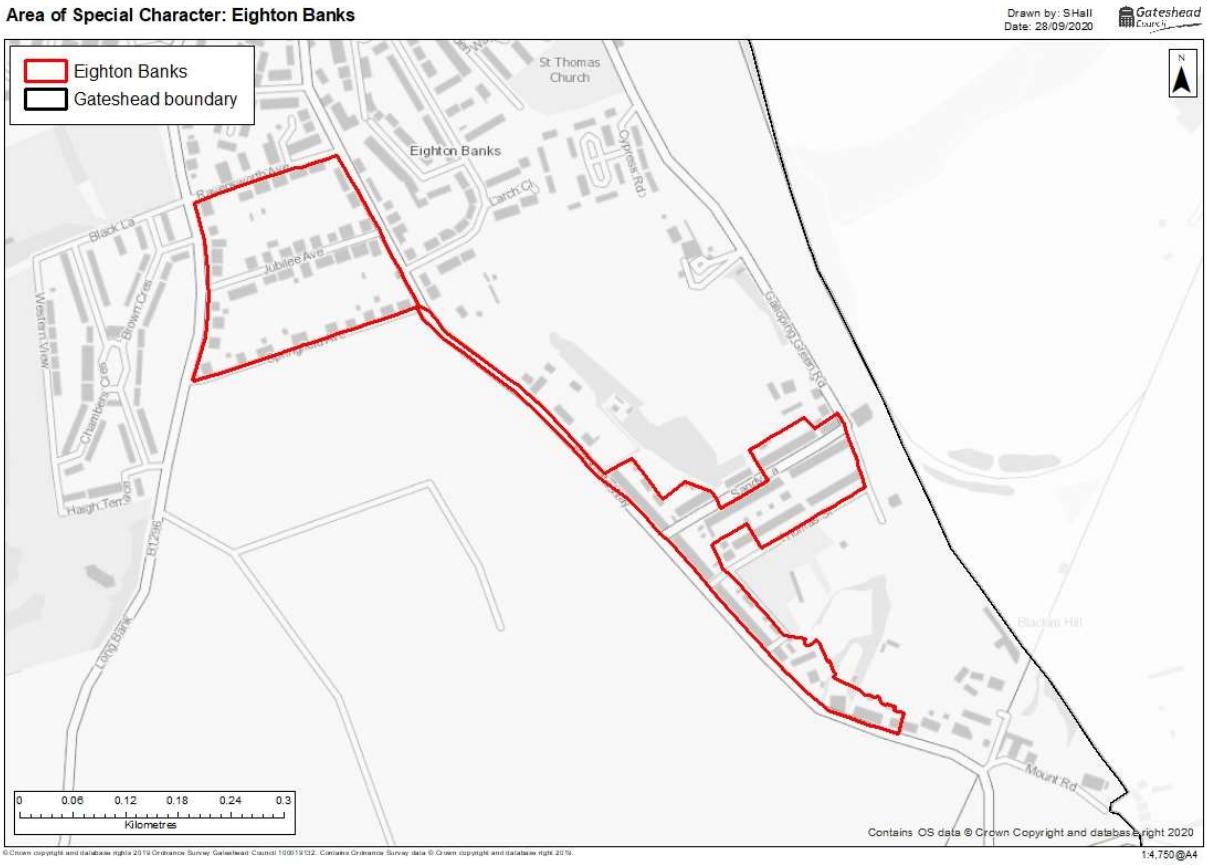
- Restore/convert historic buildings sensitively and appropriately
- Discourage unsightly roller shutters to shops
- Encourage improvements to shop fronts
- Encourage environmental improvements
- Ensure that alterations and extensions are sensitive and appropriate
- Resist infill developments within large gardens

13. Eighton Banks

DESCRIPTION

At Eighton Banks, the residential area comprising Ravensworth Avenue, Jubilee Avenue and Springfield Avenue has a unique character that should be protected and primarily comprises detached and semi-detached stone-built houses built in a similar architectural style, but with some degree of individuality, uniform layout and long rear gardens with deciduous mature trees.

The area including Sandy Lane and Thomas Street is similar to the avenues referred to above in terms of stone buildings although here they form longer runs of terraced blocks. The character of buildings along Rockcliffe Way is more varied in terms of age and style of housing, although there is a distinctive and attractive length of terraced housing at the end of Sandy Lane. The panoramic views over open countryside from Rockcliffe Way are particularly impressive and contribute greatly to the area.



DESIGN GUIDANCE

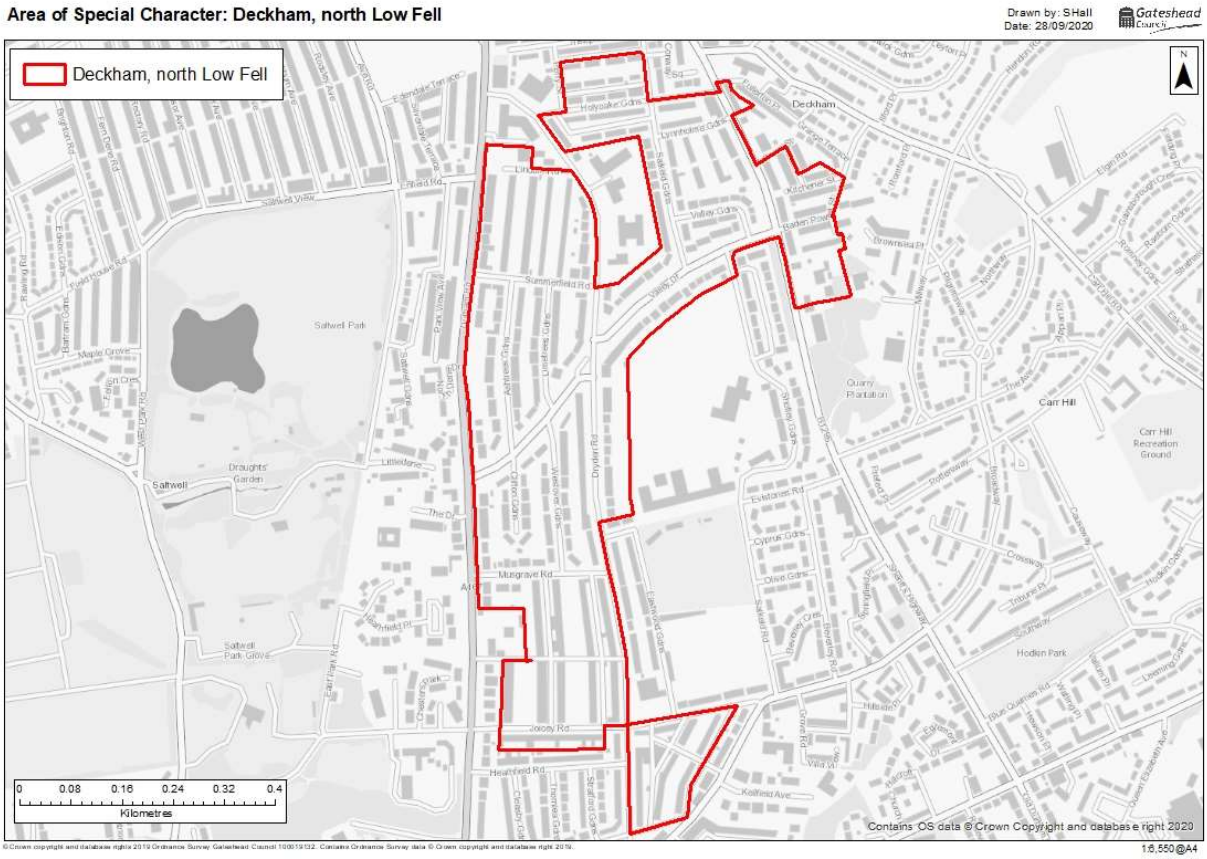
- Resist inappropriate extensions and alterations, and the use of inappropriate materials
- Ensure that any infilling respects the existing pattern
- Resist the subdivision of plots for backland development

14. Deckham / north Low Fell

DESCRIPTION

This area comprises two distinct parts. At Deckham are several parallel densely-built terraces of red brick Tyneside flats climbing a steep slope, dating from c.1900. The bulk of the area is north Low Fell, built as a middle-class suburban area of terraced and semi-detached houses around Valley Drive, Dryden Road and down to Durham Road, in several distinct developments between about 1900 and 1939, and in places later still. The older parts, especially, are characterised by terraces with vehicular access via back lanes, the fronts facing paths separating small front gardens. The later parts, mostly semi-detached, display a wide variety of housing styles.

The large 1920s/30s houses and their gardens between Ashtrees Gardens and Durham Road are distinctive and particularly worthy of protection. A combination of features contributes to the special character, including individual house designs and relatively large gardens containing mature trees.



DESIGN GUIDANCE

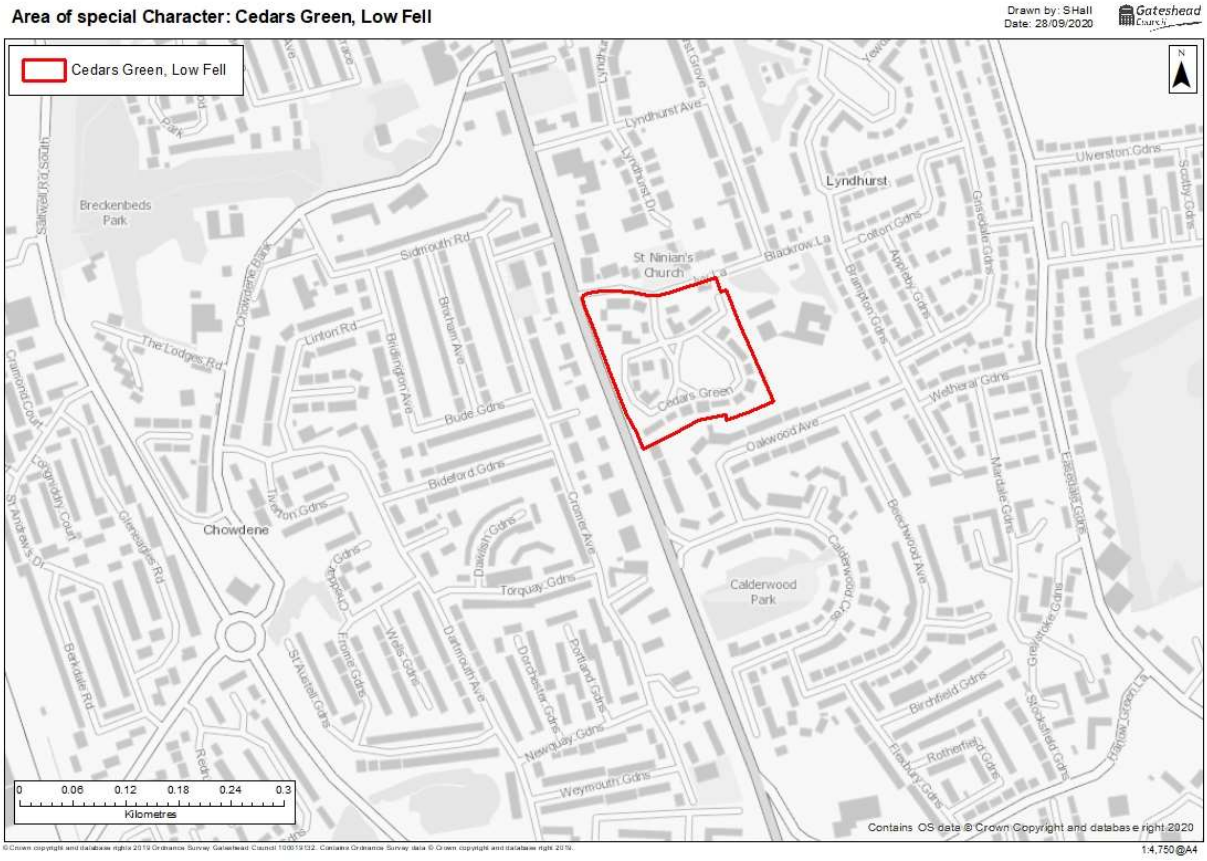
- The main concern in the Ashtrees Gardens area is extensions beyond the existing building line and infilling of the gardens leading down to Durham Road
- Discourage inappropriate boundary treatments and front extensions which would damage the consistency of character of pedestrian streets

- Have regard to the existing character and materials of the various distinct parts of the area.

15. Cedars Green, Low Fell

DESCRIPTION

Cedars Green is a small (59 houses), attractive and secluded enclave, a "prestige" council estate, built 1952-54, of two-storey red brick houses with tiled roofs, in a variety of styles, arranged around a roughly circular green with mature trees. Common walling and roofing materials create a cohesive sense of place.



DESIGN GUIDANCE

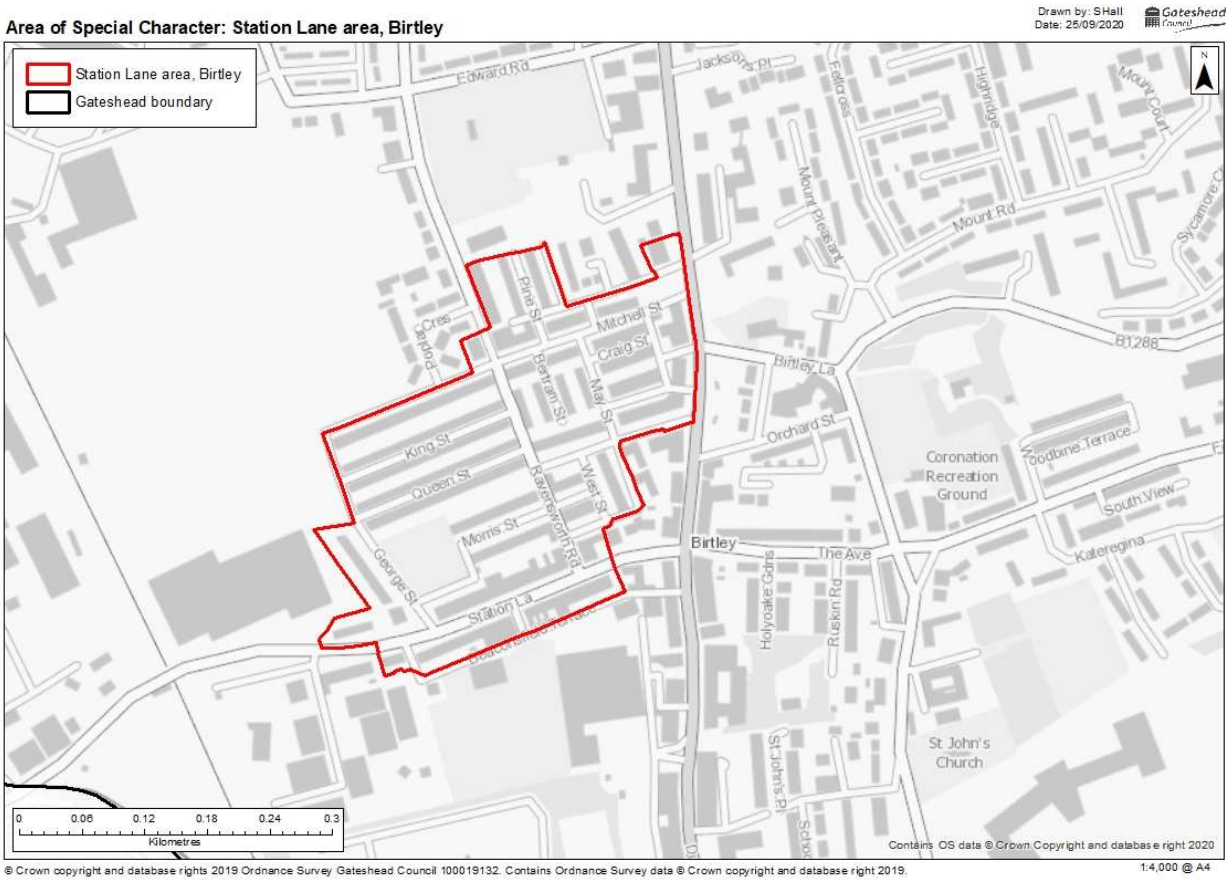
- Discourage inappropriate extensions and materials
- Avoid the erection of boundary treatments to the front of buildings (both of which would damage the open character of the estate).

16. Station Lane area, Birtley

DESCRIPTION

The area comprises a series of densely-built terraced streets on a tight grid pattern with back lanes. The quite plain, flat-fronted late Victorian/Edwardian working-class houses and Tyneside flats, with plain stone door and window lintels adding a minimal and regularly repeated decorative feature, are constructed in red brick with slate roofs.

The BAE Systems factory adjoining, dating in part to the First World War and included in the Area of Special Character as set out in the original Placemaking Supplementary Planning Document, has been demolished.



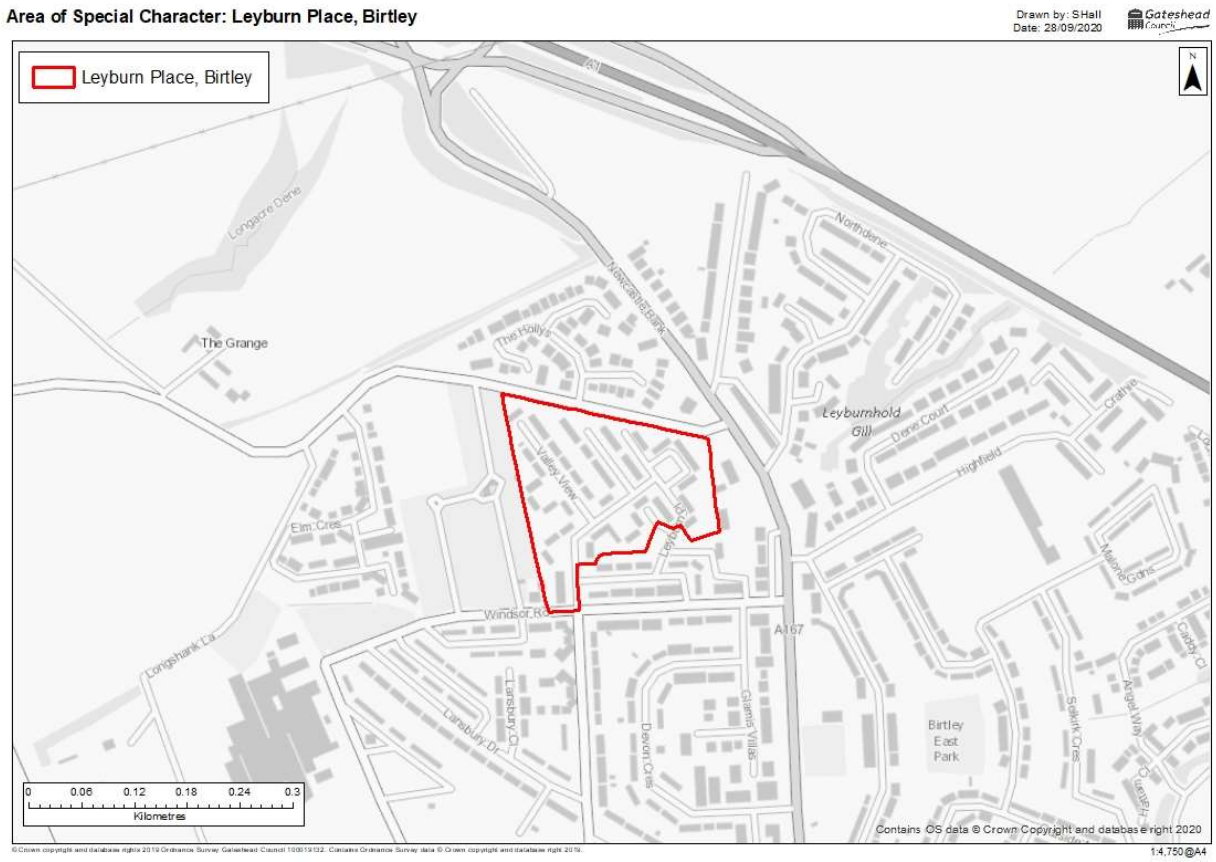
DESIGN GUIDANCE

- Discourage inappropriate extensions and additions to the frontages and roofscape of terraces
- Give careful attention to the design and materials of proposed alterations and extensions

17. Leyburn Place, Birtley

DESCRIPTION

This area covers Leyburn Place and Valley View, a distinct and coherent mid-1950s council estate which has a character not unlike those influenced by the garden city movement. There are three distinct housing types; most attractive are short terraces of five dwellings. The scale and proportion of houses echoes southern English or Midlands rural vernacular styles. All have red brick ground floors, rendering to the first floors and steeply pitched roofs with a high ridge line. The groups of five each have either two-storey porch projections or catslide roofs to the end houses. All roofs are unhipped, resulting in tall rendered side elevations. The interesting layout of narrow roads and footpaths creates an intimate atmosphere.



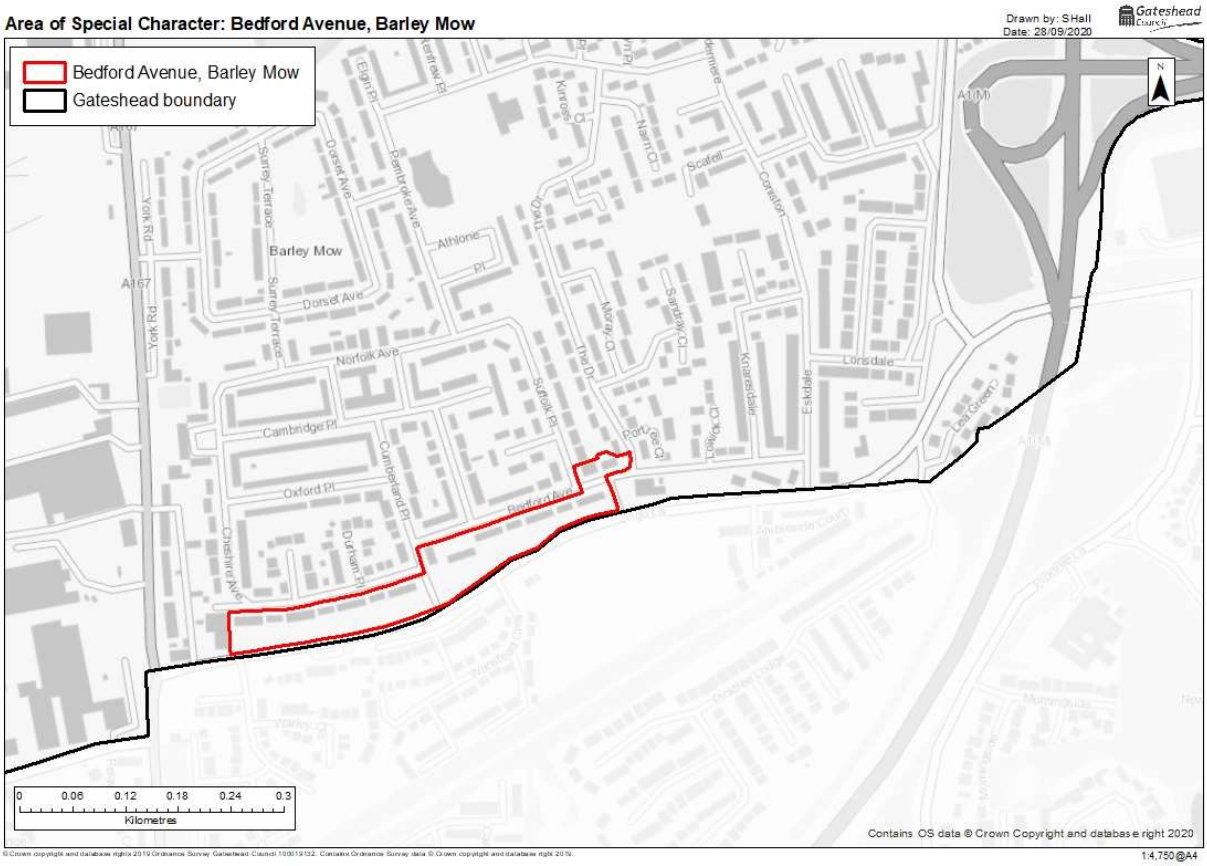
DESIGN GUIDANCE

- Discourage inappropriate extensions and additions to the frontages and visible sides of buildings
- Retain the green areas
- Resist any infill development, which would destroy the visual unity of the estate.
- Ensure that residential amenity is protected for future occupiers

18. Bedford Avenue, Barley Mow

DESCRIPTION

The area is bounded by Bedford Avenue to the north and Vigo Lane to the south and has an interesting character which includes a mixture of 1950s council housing types, largely the same as those used in the Leyburn Place Area of Special Character (see above, no. 17). They are set within gardens to the front and rear; a wide green with mature trees separates the houses from the main road behind; and soft-hedged boundary treatments give the area a hint of a village-like character, though the removal of some of the boundary hedges has created a harder feel to some of the area.



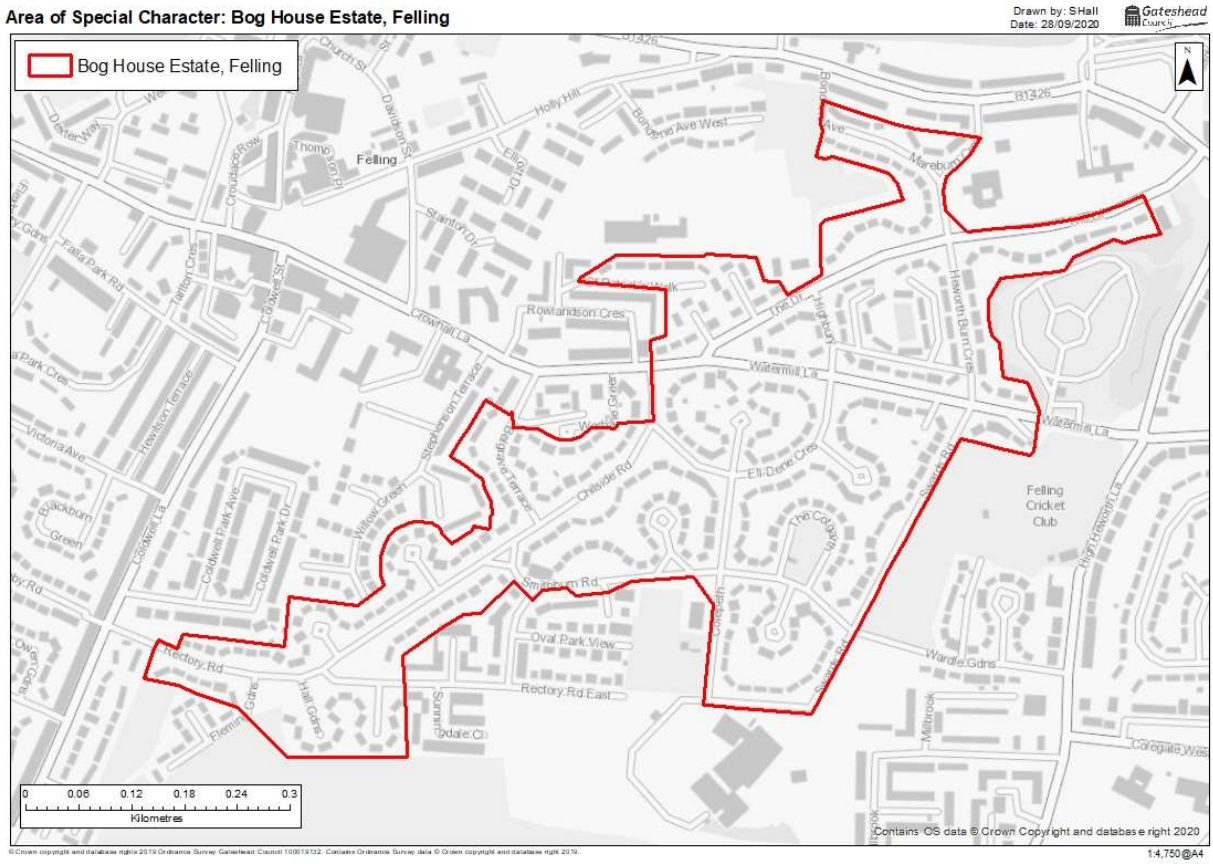
DESIGN GUIDANCE

- Discourage extensions which would effectively join the semi-detached terraced buildings together to create a terraced effect, to protect views through the area
- Discourage any other inappropriate extensions and additions to the frontages and visible sides of buildings
- Give careful attention to the design and materials of proposed alterations and extensions
- Retain the green strip and trees along Vigo Lane
- Resist any further removal of boundary hedges

19. Bog House Estate, Felling

DESCRIPTION

This extensive 1920s council housing estate has an exceptionally attractive and well-designed layout. The two-storey red brick houses with red pantiled roofs and some applied half-timbering (though some of the houses have had artificial stone facing applied) are all in semi-detached pairs with both front and rear gardens. The house styles are harmonious and the estate is relatively low-density but the real excellence of the townscape derives from the layout. The housing forms sinuous curves which wrap around crescents and numerous culs-de sac. The mature trees on either side of the streets add greatly to the character of the area.



DESIGN GUIDANCE

- The main threat to this area would be the development of inappropriate extensions and additions to the frontage of buildings, and, to a lesser, extent, the front and side roofscapes; careful attention should be paid to the design and materials of proposed future developments to alleviate this threat.
- Resist inappropriate alterations and extensions to existing buildings
- Protect existing trees and discourage unauthorised works to trees
- Maintain and enhance existing green open spaces

20. Broom Lane / Whaggs Lane, Whickham

DESCRIPTION

Gateshead's first designated Area of Special Character, this residential area is located broadly between Broom Lane and Whaggs Lane in Whickham. The main characteristics of this area are low density houses and bungalows on deep plots, behind a building line set well back from the roads, which are often fronted by hedges; dense coverage of mature trees; and long, well-established gardens.

In the late 1980s and early 1990s, in particular, this area's character was affected adversely by the development of small housing estates and single residential buildings on infill sites and garden land. There is a series of culs-de-sac replacing houses, or built on backland, off Broom Lane and elsewhere.

The Area of Special Character has been extended across Broom Lane to the east to include the housing built for Priestman Collieries for their workforce at the new Watergate pit (1924). This has a formal layout of two-storey pale brick terraces with red pantiled roofs. There is almost no garden space but the houses front onto large greens with mature trees — an exceptionally high ratio of open space to housing. Because of the formal layout the open space needs to be retained in its entirety as loss of any part would destroy the integrity of the whole.

DESIGN GUIDANCE

- Resist backland development within the gardens to protect the character and setting of existing buildings
- Resist infill development which would detract from the setting of existing buildings and character of the locality
- Resist inappropriate extensions and alteration to the frontages and roofscape of the colliery housing
- Preserve existing open space and mature trees

21. Beech Avenue, Whickham

DESCRIPTION

This small area, comprising the streets around Beech Avenue, is a marked contrast to the surrounding more modern estates, and reveals an interesting character which consists of a wide variety of individually-designed, mainly Edwardian and late Victorian, villas, semis and bungalows set within generous gardens, along narrow roads with no pavements and in many cases running between high hedges, with attractive and historic proportions to the majority of buildings, and materials including red brick, stone and Welsh slate.

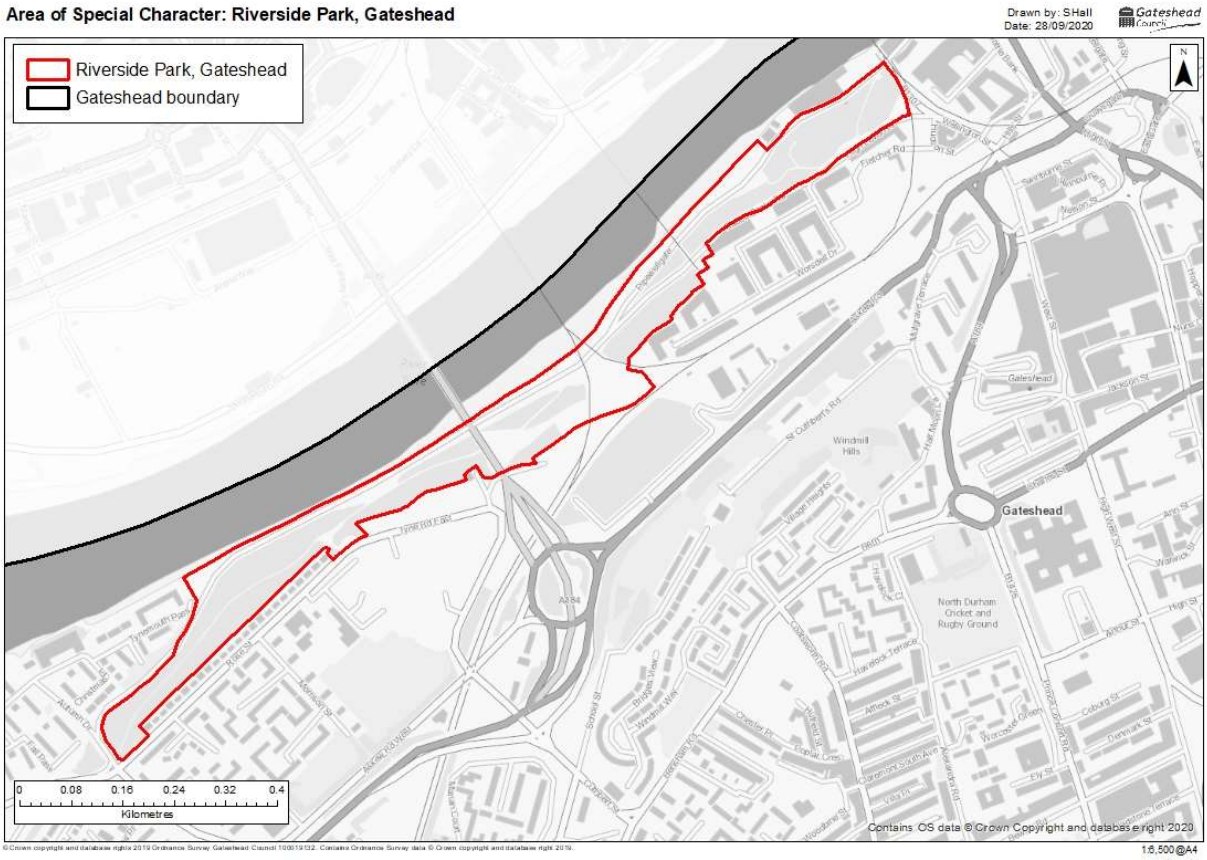
DESIGN GUIDANCE

- Resist development within gardens
- Ensure that any alterations to existing buildings utilise appropriate and high-quality materials
- Scrutinise all proposals for extensions in detail to ensure that they do not detract from the characteristics and qualities which define the locality
- Protect trees and hedges as far as possible

22. Riverside Park, Gateshead

DESCRIPTION

Riverside Park is an extensive area which runs alongside the River Tyne from Staiths South Bank to the Swing Bridge and is accessible to the public. It is in a central location within the Gateshead-Newcastle area and is surrounded by both established and new residential communities. The park is home to a number of sculptures, some by internationally-known artists, and also has local and national cycle routes passing through it. Recent improvements to the park have helped to reinforce it as a valued local resource and improved the setting for existing artworks. Tree thinning and wildlife habitat improvements works have made the park more accessible.



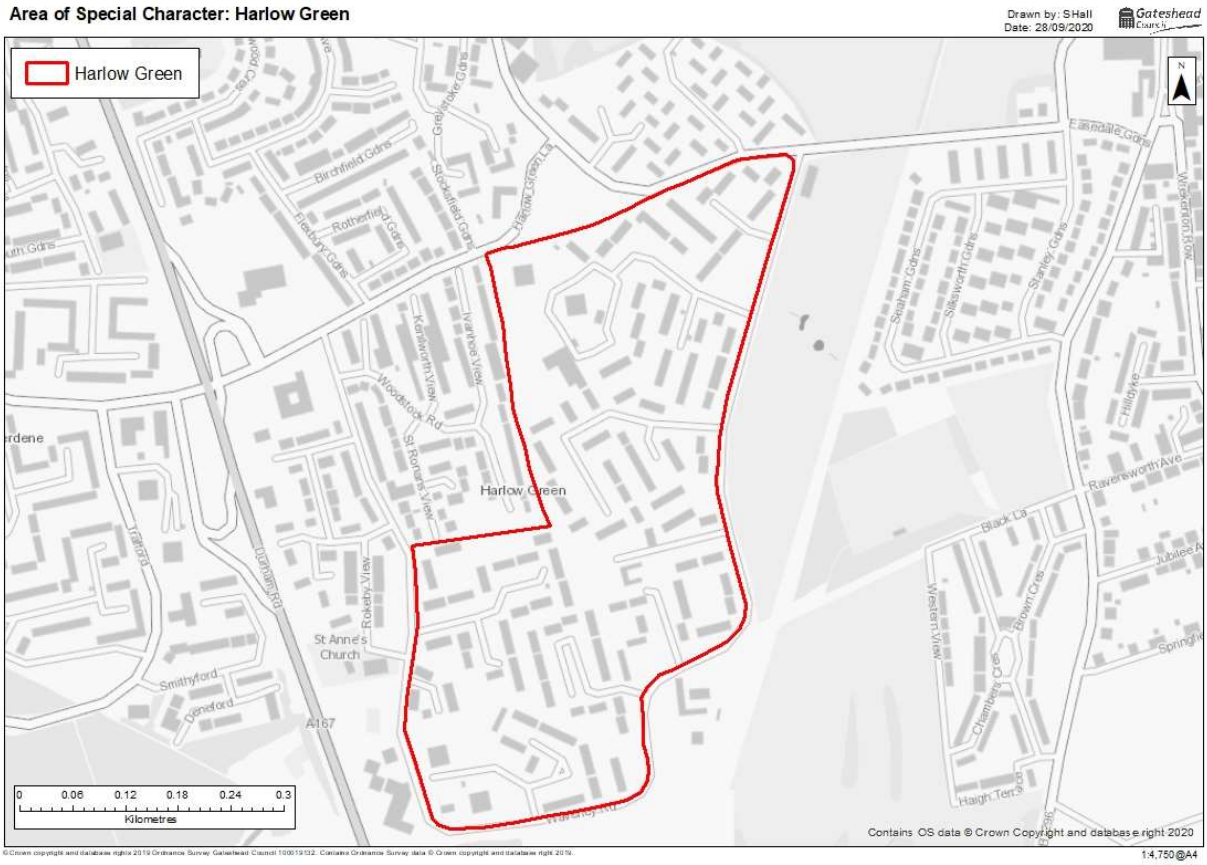
DESIGN GUIDANCE

- Protect the views along and across the river, including of the bridges and other iconic structures
- Improve and make more welcoming all main entrances into Riverside Park
- Develop trails with interpretation of Riverside Park's history, bridges, setting and sculptures, and in the future, wildlife, once new habitats have been established
- Take opportunities to soften the impact of the Centrelink dedicated bus route through the Park.

23. Harlow Green

DESCRIPTION

This and the nearby Allerdene Area of Special Character are council housing estates of the late 1960s at the southern end of the main built-up area of Gateshead, built to innovative (and different) layouts though using the same house designs. Segregation of vehicle and pedestrian access are cardinal principles of both. Harlow Green is on a fairly steeply sloping site giving wide views west over the Team valley to the upland countryside beyond, which the layout makes the most of. Most houses are two-storey terraced, in brick faced with expanses of tiles or weatherboarding to give a range of strongly contrasting colours on individual houses and between houses; there are also some flat-roofed plainer brick houses, and two 13-storey tower blocks at the lower end of the estate and two more on the northern edge. Some groups of houses have 'butterfly' roofs, monopitch but in pairs sloping in opposite directions. A number of irregularly-shaped and interconnecting grassed open spaces threads through the estate and connects the pedestrian network, allowing progression via an attractive and varied series of spaces.



DESIGN GUIDANCE

- Resist extensions or alterations which would adversely affect the building line, roofscape or materials and the contrast of colours
- Protect the open green areas and pedestrian network from encroachment

24. Allerdene

DESCRIPTION

Built at the same time as Harlow Green (see above, no. 23) and using the same housing design and kind of layout, with its own two 13-storey tower blocks, Allerdene's low-rise housing consists entirely of the 'butterfly-roof' type of terrace. The estate is lower down the hillside and less steeply sloping but still benefits from views across the Team valley from and through the open green areas.

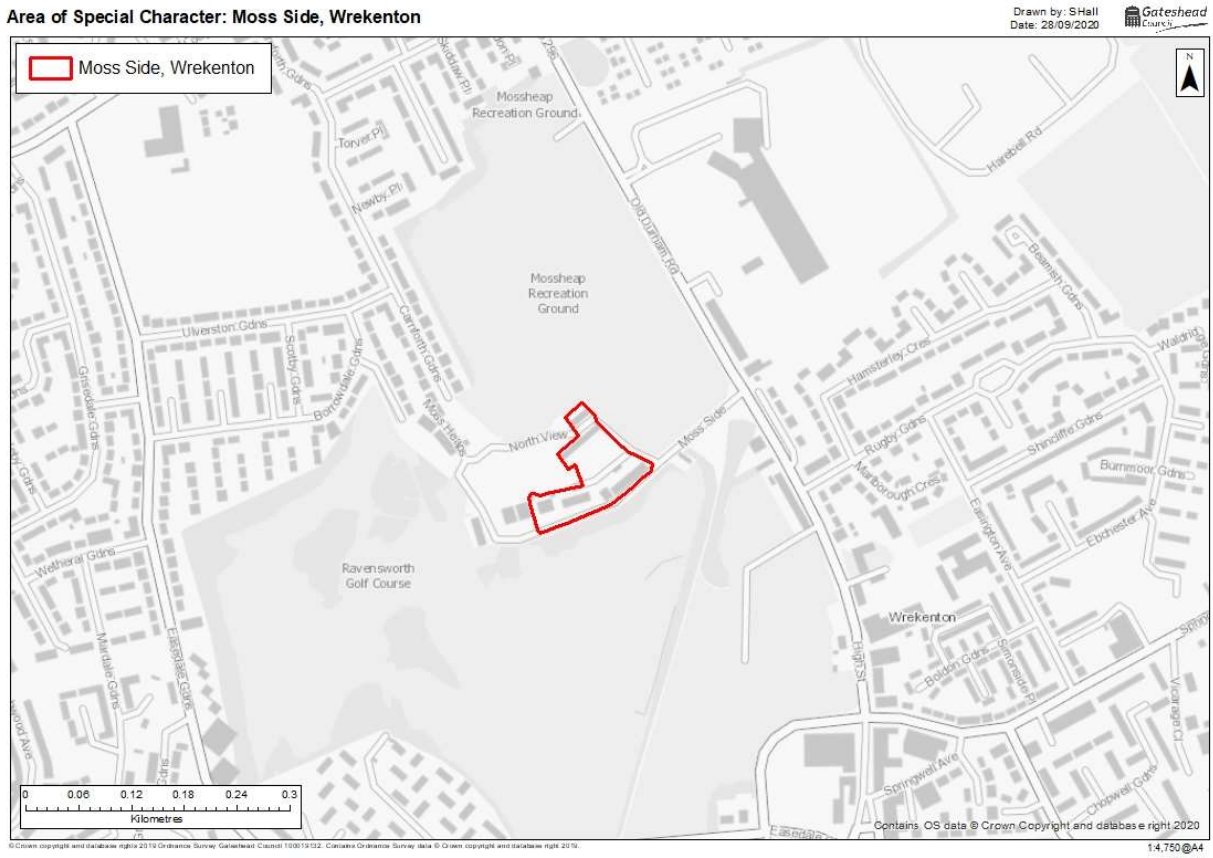
DESIGN GUIDANCE

- Resist extensions or alterations which would adversely affect the building line, roofscape or materials and the contrast of colours
- Protect the open green areas and pedestrian network from encroachment

25. Moss Side, Wrekenton

DESCRIPTION

This small enclave of two groups of c.1900 houses, including North View, is isolated by open space which surrounds it — a golf course and other public open space, being thus within the built-up area of Gateshead but with the feel almost of a small settlement isolated in the countryside. The setting is preserved by the area of open space between the two northern terraces and the southern one. The houses are two-storey and built of coal measure sandstone with slate roofs. The stonework is ashlar (smoothed) to the frontages though still built in randomly-laid square blocks of a variety of sizes, and uncoursed rubble walling on the back and side elevations. There are plain stone dressings to the doors, windows and corner of the blocks throughout.



DESIGN GUIDANCE

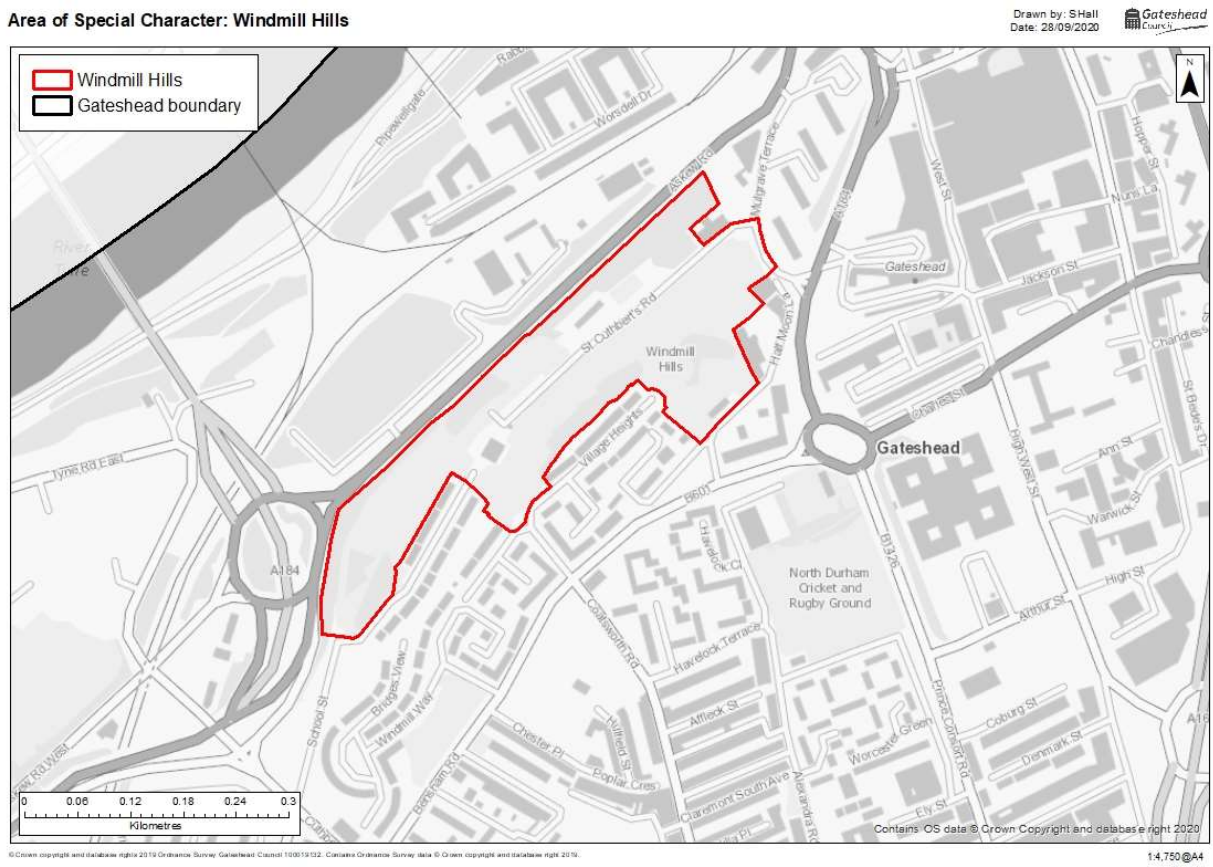
- Preserve the open surroundings to retain the setting of the blocks
- Preserve the open space between the terraces
- Ensure that any extension or alterations are appropriate especially in terms of materials
- Resist front porches, though if they are allowed they should be consistent with the existing type
- Resist dormer windows, which would fragment the roofscape

26. Windmill Hills

DESCRIPTION

Windmill Hills Park is on the north west side of Gateshead Town Centre on a high point on the edge of the Tyne Gorge. From the park are panoramic views up and down the Tyne Gorge including the various bridge crossings. There are also excellent views towards Newcastle. The park is significant in terms of providing one of the few green spaces within the town centre. Although in existence as public open space for centuries, the park underwent a major re-design c.1999.

In time for this, the park was extended on the demolition of the St. Cuthbert's Village estate of flats. From that estate, a tower block survives within the park, but is not regarded as contributing to its special character



DESIGN GUIDANCE

- Promote greater public accessibility and improve linkages with the surrounding area
- Improve the quality of existing routes
- Design out opportunities for crime and anti-social behaviour
- Improve access routes for disabled and older people through the park and to locations of public art
- Ensure the preservation of important views into, within, through and out of the park, especially views of, and across, the Tyne Gorge.

Routeways and Gateways

This Chapter provides additional guidance in relation to Routeways and Gateways and supports policy MSG24.

Policy MSGP24 (Design Guidance), Part 2, states that

> *Particular regard will be given to design solutions proposed for sites within the Tyne Gorge, or adjoining, or having a significant visual impact on, the following key routeways, as shown on the Policies Map:*
>
> *a) A1 Corridor*
> *b) Durham Road*
> *c) Old Durham Road / Gateshead Highway*
> *d) Felling By-Pass / Gateshead Highway / Askew Road / A184*
> *e) Metro line*
> *f) East Coast rail line*

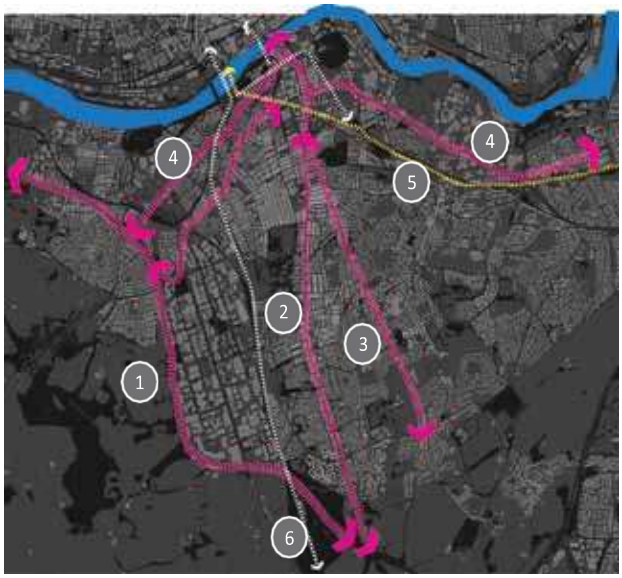
Paragraphs 7.14 to 7.15 in MSGP indicate that

> *Proposals which demonstrate consideration of design quality criteria and are of sufficient design quality resulting in either an improvement of the area in which they are located or respecting the existing character will be considered favourably.*
>
> *The policy is intended to encourage site-specific design responses … The Council … expects each proposal to be based on a sound understanding of the site and its context of the site and its context …*

Paragraph 7.16 indicates that the Placemaking SPD gives advice on how to approach design, the material that the Council will expect to be submitted to accompany a proposal, what should be submitted in a Design and Access Statement, and how the Council will assess proposals. This relates to both the material specific to Routeways and Gateways, an updated version of which is below, taking account of the adoption of MSGP and of the Urban Core Plan. The broader material in the SPD, applying to all locations, will be updated as part of the revision of the full SPD which will be informed by consultation on this interim guidance. The revised material below also clarifies that although gateways are not specifically addressed by MSGP, the SPD's identification of gateways remains relevant, and indicates how relevant CSUCP and MSGP policies will be applied with regard to those locations.

The six key routeways are shown on the plan below, and on the Council's interactive map. Along these routes are a series of important gateways which are

shown on the routeway plans. It should be noted that there are a number of other important gateways which relate to public transport nodes and more rural settlements further west in the Borough such as Rowlands Gill or Crawcrook. Although not referred to directly here, gateways to individual villages and settlements elsewhere in the Borough and at key public transport node are important and should be considered when opportunities for interventions and development arise on sites at these locations. It is recognised that provision of frequent, and accessible public transport which is designed to be welcoming can encourage use of sustainable transport modes, particularly at new focal point development.



KEY ROUTEWAYS

1 A1 Corridor

2 Durham Road

3 Old Durham Road / Central Highway

4 Felling Bypass / Central Highway / Askew Road / A184

5 Metro line

6 East Coast Rail Line

Opportunities for Public Art

Public art has been used to great effect on a series of routeways and points of arrival throughout the Borough; for example 'Opening Line' by Danny Lane at Gateshead Transport Interchange and the series of sculptures situated within Riverside Park which the Keelman's Way route passes.

Designers and developers should consider the following when formulating proposals which are located along or adjacent to these routeways, or at a gateway along these routes.

- Endeavour to enhance key gateways and routeways in and around Gateshead and ensure that development within or along these gateways and routeways is of the highest design standard and makes a positive contribution to the arrival experience.
- Designing the development so that where possible it enlivens the streets and provides an environment that people enjoy. Designers should be conscious of ensuring design solutions which add architectural interest to the street, and where appropriate introducing active frontage at ground floor level to animate these routes.

The routeways identified are primarily traffic arteries and tend not to have direct residential or other access although Durham Road, Old Durham Road and Shields Road all provide direct access to residential and commercial properties and have many junctions with local

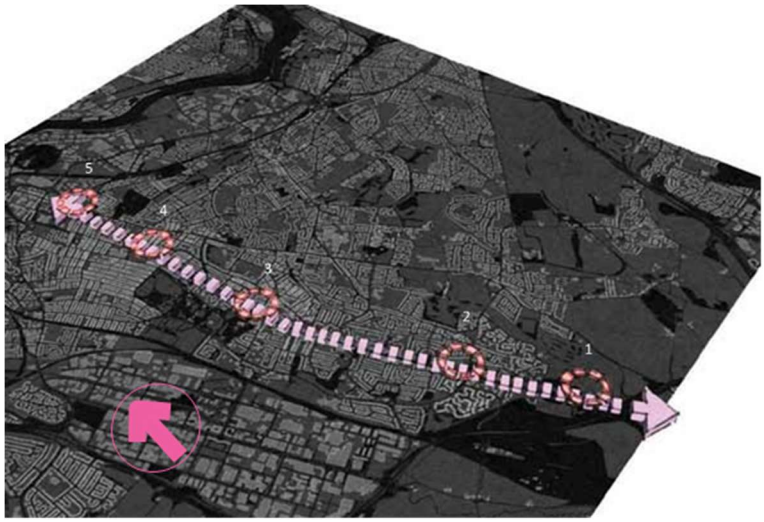
access roads. The following section looks at these routeways individually considering how new development along them can improve the image and perception of Gateshead, Gateway points have been indicatively identified on the plans, generally at major junctions and nodes. In these locations development proposals will need to have particular regard to how they respond to the prominent nature of the site and celebrate the importance of the gateway. Most of these routeways lead towards and through the Urban Core; consequently reference needs to be made to the Urban Core Plan.

Durham Road

Durham Road is a key route linking the A1 with Gateshead Town Centre. The route from the A1 M passes the iconic sculpture the Angel of the North, and then continues through the leafy suburbs of Lyndhurst, Chowdene and Low Fell before reaching Gateshead Highway which leads towards the Tyne Bridge and Newcastle.

Many of the buildings along this route are attractive and contribute towards a positive perception of Gateshead particularly around Low Fell, but arrival to the Town Centre is underplayed and heavily influenced by poor-quality development dating back to the 1960s and the dominant road infrastructure which encircles the Town Centre.

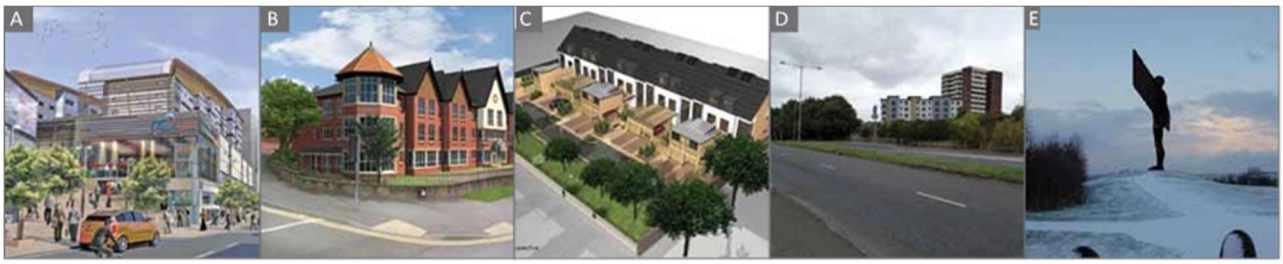
Recent developments such as Trinity Square, the redevelopment of the Springfield Hotel, Harlow Green Extra care and new housing on the former filling station site on Durham Road will assist in improving the quality of this routeway. However there are opportunities to consider the quality of the public realm along this route particularly in the Low Fell area and how development on sites adjacent to this route can contribute to the appearance and quality of this route. The new housing development on the former Gateshead College site is a good example of a particularly important development site which has contributed positively to this routeway.



Durham Road

Key Gateways

1. A1/Durham Road
2. Durham Rd/Harlow Green
3. Durham Rd/Low Fell
4. Durham Rd/Dryden Rd
5. Durham Rd/Town Centre



A. Trinity Square Development, Gateshead Town Centre

B. Computer Generated Image of new care home on former Springfield Hotel Site on the corner of Dryden Road and Durham Road

C. New housing on former filling station site, Durham Road

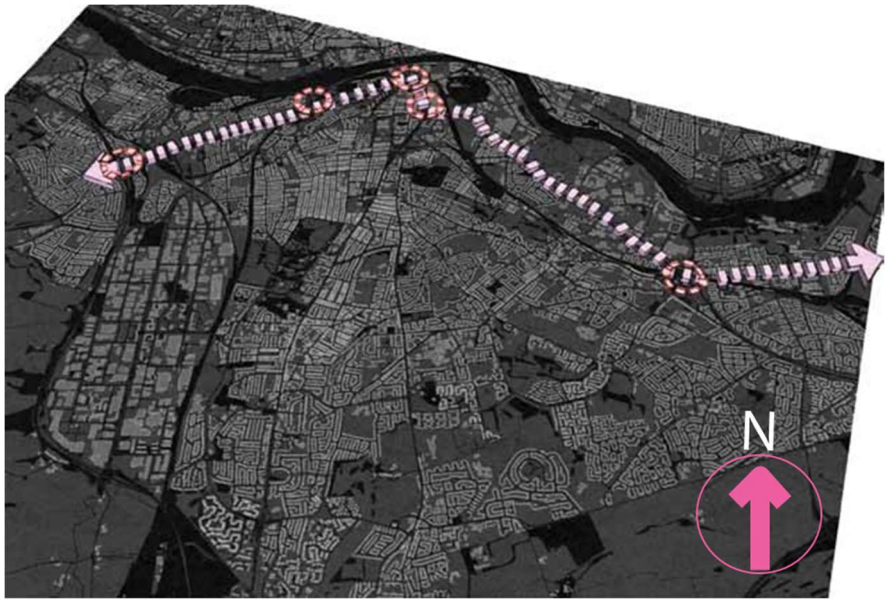
D. Extra Care housing development at Harlow Green

E. The Angel of the North, Antony Gormley

A184, Askew Road, Park Lane, Felling Bypass

The Felling By-Pass links the A19 with Gateshead Town Centre. A westward road link continues this route along Askew Road and the A184 to connect with the A1 near Dunston. Attempts have been made to improve the appearance of the Felling By-Pass with landscaping in the central median on parts of the route. Recent development such as St James's Village has also led to new landscaping and a cycleway. Improvements to Gateshead Stadium and development on the Freight Depot site will enhance this routeway. However, some of the industrial uses on either side of this route around the Abbotsford Road area detract from the quality of this routeway.

Public art has been introduced at several points (Oakwellgate and Askew Road) to good effect. There may be opportunities for additional art works at strategic points along this routeway.



A184, Askew Road, Park Lane, Felling Bypass

Key Gateways

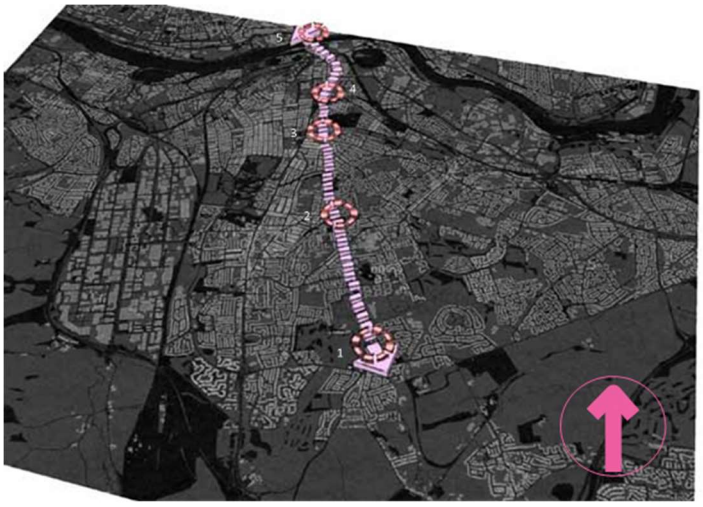
6. Heworth Roundabout
7. Park Lane/ Gateshead Highway
8. Oakwellgate/ Tyne Bridge
9. A184/ Redheugh Bridge

A. Public Art 'ribbon railings', adjacent to A184/ Askew road
B. Public art installation adjacent to Oakwellgate set within railway arches (Cath Campbell, Miles Thurlow)
C. New entrance, hospitality and media suite at Gateshead International Stadium
D. Looking west along Felling Bypass, there are opportunities to improve the appearance of this routeway with soft landscaping

Old Durham Road

Old Durham Road is an historic route which can be traced back to the origins of Gateshead when it provided a link with Durham over High Fell. The route now connects Eighton Banks, Wrekenton and the large inter-war and post-war housing estates around Beacon Lough and Carr Hill with Deckham and Gateshead Town centre. At the northern end of the route Old Durham Road connects with the Five Bridges roundabout and the 1960s raised Gateshead Highway which joins Oakwellgate and the Tyne Bridge. There are excellent views northwards from various points, particularly from Sheriff Hill and Deckham towards the Urban Core and beyond. There are a number of historic landmarks along the route such as St Johns Church, however the quality of development adjacent to this route is variable with poor quality alterations to properties such as the shops in Deckham and some poor quality 1960/70s development in Wrekenton.

Developments such as Trinity Square and the redevelopment of the Chandless Estate as part of the Exemplar Neighbourhood provide the opportunity for high-quality modern architecture which will improve the experience when passing along this route. Developments such as Cardinal Hume School, winner of a Civic Trust award, show how new development can enhance the route. Particularly relevant is the aspiration for a re-configuration of the Gateshead Highway to create a Boulevard. The creation of the Gateshead Boulevard is included in the Urban Core Plan.



Old Durham Road

Key Gateways

11. Wrekenton Town Centre
12. QE Hospital/ Windy Nook Rd/ Church Rd
13. Split Crow Rd
14. 5 Lanes Roundabout

A. The Tyne Bridge, an internationally recognized landmark
B. Computer Generated Image (CGI) of the Trinity Square development in Gateshead Town Centre
C. St Johns Church, Sheriff Hill, a prominent landmark at a high point on Old Durham Road
D. Cardinal Hume School, Beacon Lough
E. Initial Design Concepts for Gateshead Boulevard

A1 Corridor

The A1 is a key, busy road transport corridor for the Borough and the wider region. Any development along the route should be of the highest quality reflecting the prominence of this route and the impression passing motorists will have of Gateshead. The Angel of the North is one of the most viewed pieces of art in the world - seen by more than one person every second, 90,000 every day or 33 million a year. This reflects the importance and prominence of the A1 corridor reinforcing the need for design quality in new development and the role public art has to play in such locations.

There is a series of junctions along the A1 corridor, identified on the plan above, where there may be opportunities in the long term for new development. Development such as Maingate on the Team Valley Trading Estate is an example of how taller developments can be viewed from a considerable distance. Improvements to the MetroCentre such as the remodelling of the M&S entrance also show how existing buildings can be modified to create more attractive frontages and elevations which are prominent from the A1.

Public art was integrated within the development proposals for Maingate and as part of the remodelled Red Quadrant at the MetroCentre. The latter artwork 'Lookout' was designed to be seen from the A1 corridor acting as a locator for the MetroCentre.

A1 Corridor

Key Gateways

1. Low Eighton
2. Team Valley
3. Lobley Hill
4. A184

A. Yellow quadrant, Metrocentre – Example of how this prominent shopping centre can be re-modelled to provide attractive elevations
B. Maingate – A mixed-use development at the northern end of the Team Valley Industrial Estate
C. A1 approaching Team Valley retail park from the south
D. 'Lookout' artwork by Cate Watkinson on top of the Red Quadrant, Metrocentre

Metro Line

The Metro is an important public transport link for the north east part of Gateshead providing access to Gateshead, Newcastle, Sunderland, North Tyneside and South Tyneside. The metro line passes through the eastern part of Gateshead and various neighbourhoods such as St James Village, Felling, Heworth and Pelaw. Like the A1 corridor it is essential to ensure high quality development on sites which are adjacent to or particularly visible from the Metro corridor. First impressions count and Metro stations are important arrival points to neighbourhoods and Gateshead centre. Improvements to Pelaw Metro station show the impact that well-designed public transport facilities can have. At Gateshead Interchange public art has been used ('Opening Line' by Danny Lane) to add visual interest to the bus interchange.

Further improvements to the Metro station element of the Interchange would help improve the arrival experience and provide a positive first impression of Gateshead.

Since 1977 Nexus has operated a programme of public art commissions integrated within its capital construction projects, the first being at Gateshead Interchange. In 1996 Nexus adopted a Percent for Art policy. Since this policy was fully applied in 1999-2000 Nexus has funded permanent public artworks by over 20 professional artists, creating dozens of installations across the Metro network and within its stations.

A1 Corridor

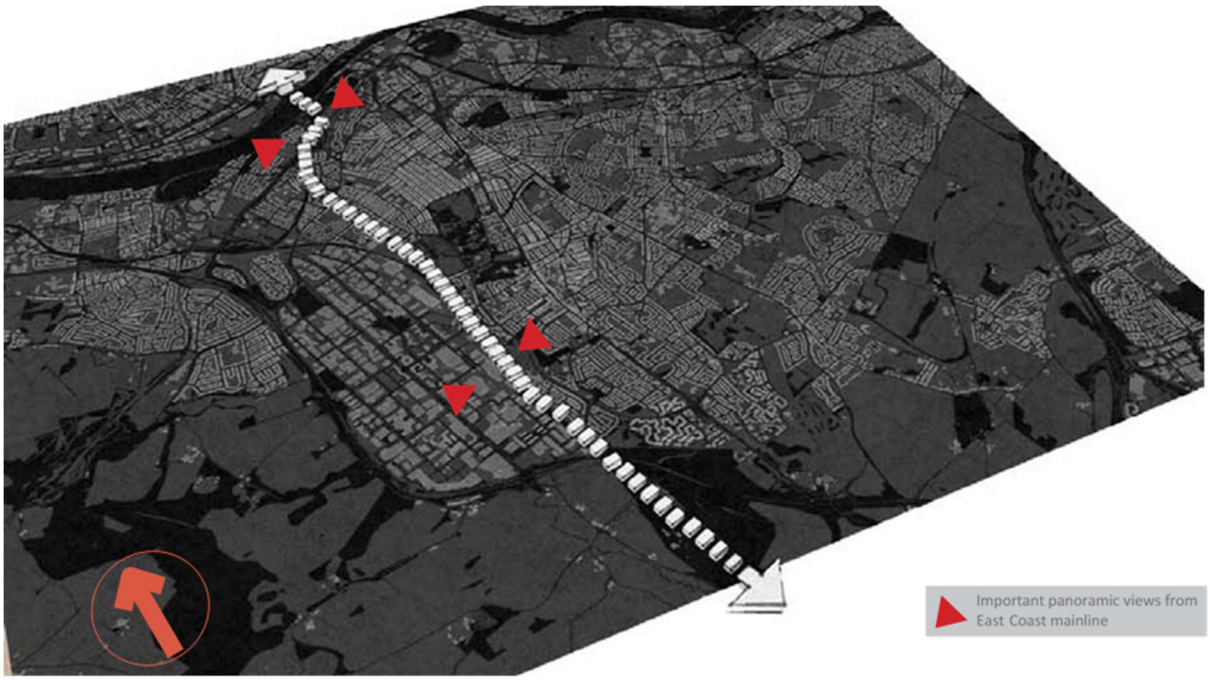
Key Gateways

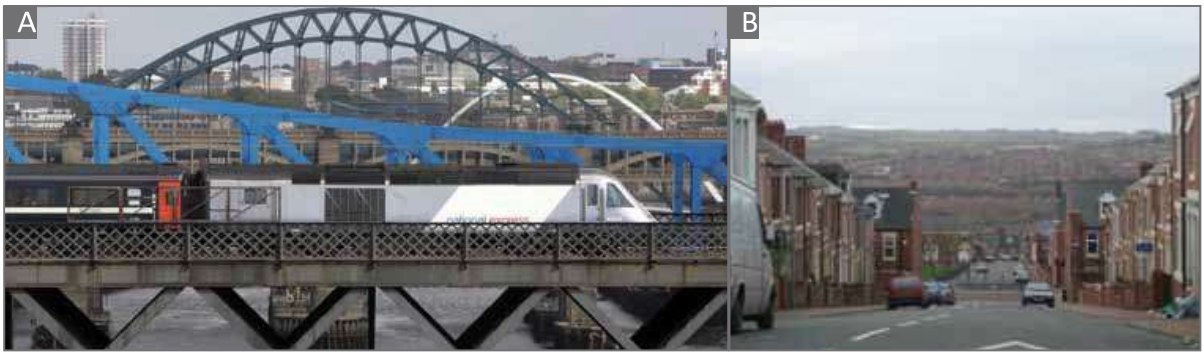
1. Gateshead Transport Interchange
2. Gateshead stadium
3. Felling
4. Pelaw
5. Heworth

A. 'Opening Line' artwork by Danny Lane at Gateshead Interchange
B. The buildings which form part of Gateshead Interchange do not provide a positive sense of arrival
C. Heworth interchange is a dated building but efforts have been made by Nexus to improve the station with artwork at the platform level
D. Pelaw metro

East Coast Main Line

The East Coast main line is the high-speed rail link between Edinburgh and London. The route passes through Birtley, the Team Valley / Low Fell area, Saltwell and Bensham. There are panoramic views from the train to the west, and the Tyne Gorge and the various bridge crossings over the Tyne form a spectacular backdrop when arriving in the urban core. Consideration should be given to the likely appearance of any development proposals which are particularly prominent from the line. The Joint Venture housing in Bensham, some of which is next to the line, showcases high quality new housing and sends a positive message to people passing through Gateshead about the Borough's ambition for design quality.



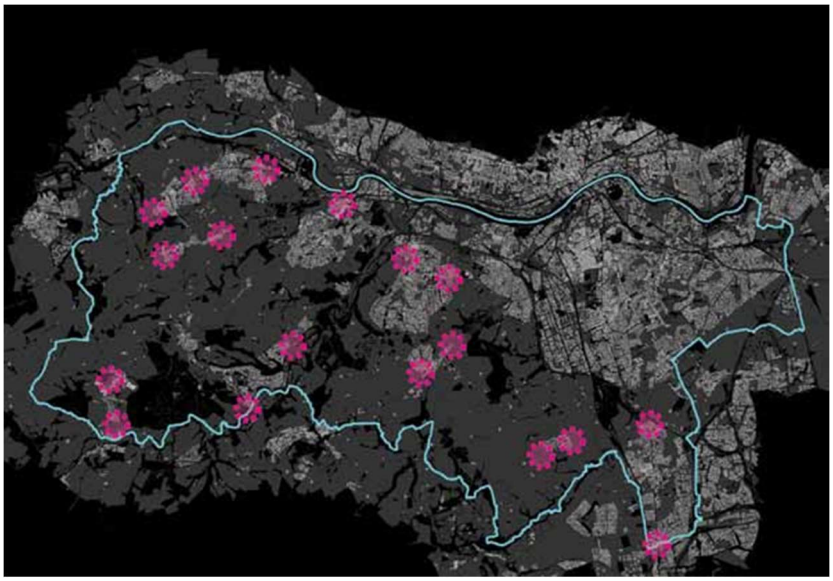


A. The various River Tyne crossings and Tyne Gorge developments on NewcastleGateshead Quays provide a spectacular backdrop when arriving or passing through the central core of NewcastleGateshead.

B. The terraced slopes of Bensham are particularly visible from the east coast mainline

Rural Village/Town Gateways

There are a number of villages and towns particularly in the western part of the Borough. It is important to recognise individual gateways to smaller settlements and consider how these can be celebrated or marked in various ways. Public art, signage and landscaping are all methods of identifying or celebrating a gateway to a settlement. The Council will encourage development within the vicinity of key gateways to the above settlements to consider how their proposals can reinforce or contribute to these gateways.



Rural Village/ Town Gateways

Key Gateways

1. Birtley
2. Kibblesworth
3. Sunniside
4. Whickham
5. Blaydon
6. Ryton
7. Crawcrook
8. Greenside
9. Rowlands Gill

A. Entrance to Crawcrook – this is currently underplayed by the quality of existing buildings and could be improved
B. View looking North up Mill Road towards Chopwell from Blackhall Mill. There is little to signal visitors have arrived in Chopwell when moving from Blackhall Mill towards Chopwell.
C. This work of public art (Wheel of Time by Fiona Gray) was commissioned to give prominence to the centre of Birtley
D. Main vehicular approach to Whickham – recent environmental improvements have enhanced the arrival experience
E. Approach to Birtley Town Centre – buildings adjacent to Durham Road are variable in quality

Planning Reform and Design Codes

The 2020 planning white paper proposes a new system of local plans based on zoning. It also raises the profile of design guides or codes to set clear expectations for design quality, beauty and sustainability.

National planning policy has supported the use of design codes since 2006. And the 2020 Place Alliance Housing Audit confirmed their benefits in practice, finding them “the most effective means to positively influence design quality”.

The white paper states that design codes should start from the National Design Guide and the forthcoming National Model Design Code, but be prepared locally and reflect local character and community engagement.

For larger developments in growth areas, it envisages that design codes will be prepared along with a masterplan, broadly as now. This could be for a whole area or sub area. In renewal areas, suitable for smaller-scale developments, a new type of local design coding may govern the appropriate form and nature of change.

When Design Codes are legislated the Council will require developments in both types of area to secure design quality as well as providing more certainty, Design codes will need to be:

- Based on a shared vision for a place. This will be as important for renewal areas – where sites may not be identified in advance – as for growth areas, where masterplans and codes will define and deliver a site-specific vision.
- Supported by a robust characterisation that identifies local character and defines the components that are important to it, with a focus on spatial character as well as the details of a place.
- Prepared with communities, with input from technical stakeholders on matters such as highways, drainage, arboriculture and ecology.
- Clear, precise and unambiguous. The white paper also identifies design coding to enable a fast-track for beauty, both for large developments in growth areas and in renewal areas, where certain proposals that comply with ‘pattern book’ requirements may fall within permitted development.
- Created with the right balance of prescription and flexibility so they provide more certainty without stifling development or creative design… Design parameters will need careful formulation to make sure they retain and enhance local distinctiveness.

Developers will need to ascertain the design code requirements in place for their development site.

Specialist and Supported Housing

Supplementary Planning Document 2022

Gateshead Council

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Section 1

Introduction

1.1 Purpose of the Supplementary Planning Document

1. This Supplementary Planning Document (SPD) has been prepared by Gateshead Council (The Council) in its role as Local Planning Authority, and to support the Council in discharging its care, support and health responsibilities, specifically with regard to ensuring the provision of a range and sufficiency of appropriate and suitable accommodation that will meet the health and social care and support needs of the population of Gateshead.

2. The SPD:
    - supports delivery of the Local Plan, in particular Core Strategy and Urban Core Plan (CSUCP) Policy CS11 (Section 3.1 below), and Making Spaces for Growing Places (MSGP) (Section 3.2 below);
    - helps achieve many of the objectives of the Gateshead Housing Strategy and Social Care Market Position Statement (MPS); and
    - contributes to the Council's wider Thrive objectives.

3. The Council, together with those developing and providing housing in Gateshead, have a responsibility to ensure that our residents live in well-located, accessible, affordable, safe and comfortable homes throughout their lives, and can live independently for as long as they are able to do so; specialist and supported accommodation, and accessible and adaptable general-needs housing are key to this. Sections 4.5 to 4.7, and the Glossary to this document, provide detail on these types of accommodation.

4. The aim of this SPD is to provide guidance to those intending to develop and seek planning permission for specialist and supported accommodation in Gateshead. It sets out:
    - what the Council takes into account when considering the suitability of specialist and supported accommodation;
    - expected general standards for development;
    - matters of consideration relating to specific types of accommodation.

5. The SPD refers to key national and local planning policy requirements and relevant best practice guidance.

6. The SPD covers issues of:
    - Need and demand - in terms of appropriateness to the needs of Gateshead's residents
    - Types of provision (both in terms of accommodation and the model of care/support), and their key attributes and quality
    - The model of management of the accommodation and the care and/or support provided
    - Location
    - Design (including technology) and appearance
    - Accessibility and adaptability
    - Space standards
    - Affordability

7. This SPD has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 and the Town & Country Planning (Local Planning) (England) Regulations 2012 and is a material consideration in the determination of planning applications.

8. The document has been based on current references at the time of writing but it remains the applicant's responsibility to ensure that the up to date legislation, regulation and guidance are used at the time of submission of any planning application.

9. The SPD works in conjunction with the Council's most up to date **Social Care Market Position Statement (MPS)** and evidence provided by the **Joint Strategic Needs Assessment (JSNA)** and the **Strategic Housing Market Assessment (SHMA)**.
    - The **MPS** sets out identified care needs of the Borough's residents, and seeks to shape the market to meet those needs. It sets out the Council's direction in terms of its own commissioning of care and support services together with its expectations of those services (see section 3.5 below).
    - The **JSNA** provides headline data that helps to identify the health and wellbeing needs of our residents, and is key to identifying strategic priorities.
    - The **SHMA** establishes the objectively assessed housing need for Gateshead and is used to inform the Local Plan (see the Appendix to this document – Evidence)

10. The SPD relates to social housing and market housing development, and covers new build, conversions, extensions and alterations to existing premises.

11. Potential developers and accommodation providers will also be aware of the Council's approach to its direct commissioning and procurement of accommodation and support. The Council has developed a Dynamic Purchasing System (DPS) to facilitate this procurement (see Section 5.1 below). The SPD and DPS are complementary, and the SPD will be equally relevant to development requiring planning permission where the Council is the procuring body.

12. The Council does recognise that the market for, and models of, specialist and supported accommodation will continue to evolve; therefore, new products will be considered favourably by the Council if there is robust evidence that they are suitable, appropriate and satisfy principles of sustainability.

13. Developers will have to consider the guidance within this SPD in parallel with other regulatory requirements covering the provision and operation of specialist and supported accommodation, including those of Ofsted and Care Quality Commission (CQC). The diagram in the Appendix to this SPD seeks to shows the linkages between the regulatory frameworks.

Section 2

National Policy and Regulatory Context

2.1 National Planning Policy Framework (NPPF) (July 2021)

14. The NPPF sets out the Government's planning policies and how they are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF definition of "sustainable development" includes "meeting the needs of the present without compromising the ability of future generations to meet their own needs" (paragraph 7). One of the three overarching objectives of the NPPF is "to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generation …. and support communities' health, social and cultural well-being" (paragraph 8b).

15. NPPF paragraph 60 includes: "it is important that… the needs of groups with specific housing requirements are addressed".

16. Paragraph 62 states that "The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies".

17. Section 12 "achieving well-designed places" states that good design is a key aspect of sustainable development. Paragraph 130 sets out key principles.

18. Paragraph 92(b) of the NPPF states that "planning policies and decisions should aim to achieve healthy, inclusive and safe places which … are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion".

19. Paragraph 130 (f) states that "planning polices and decisions should ensure that developments … create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience"

2.2 National Planning Practice Guidance (PPG)

20. The PPG, which supports the NPPF, includes overarching guidance on how plan-making and decision-taking by Planning Authorities should consider housing for older people and people with disabilities https://www.gov.uk/guidance/housing-for-older-and-disabled-people

21. Paragraphs 001 and 002 of the PPG guidance category on housing older and disabled people state that the provision of appropriate housing for older people and people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives, and help reduce costs to the social care and health systems.

22. The guidance recognises the diverse range of needs that exist, and that housing requirements can change over time. Paragraph 003 refers to people with ambulatory difficulties, blindness, learning disabilities, autism and mental health needs.

23. Paragraph 016 includes that "Decision makers should consider the location and viability of a development when assessing planning applications for specialist and supported accommodation", and "where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need".

24. Paragraphs 017-019 include guidance on "Inclusive design". "Good design can help to create buildings and places that are for everyone. It can help break down unnecessary physical and psychological barriers and exclusions caused by the poor design of buildings and places. Inclusive design acknowledges diversity and difference and is more likely to be achieved when it is considered at every stage of the development process, from inception to completion. However, it is often mistakenly seen as a Building Regulations issue, to be addressed once planning permission has been granted, not at the planning application stage. The most effective way to overcome conflicting policies and to maximise accessibility for everyone is for all parties to consider inclusive design from the outset of the process. This is particularly important when considering historic buildings and conservation, and highways. Thinking at the design stage about how the completed building will be occupied and managed can overcome many barriers experienced by some users. Too often the needs of users, including disabled people, older people and families with small children, are considered too late in the day."…. "Inclusive design can help older and disabled people live more independently and reduce health and social care costs."

25. PPG states that "Design principles such as those set out in the **HAPPI reports"** (see Glossary) are applicable to housing for older people and age-friendly places".

26. The Government's planning guidance on "Housing needs of different groups" requires local planning authorities to plan for the needs of particular groups of people, and consider the extent to which the identified needs of those groups can be addressed in the area, including through the provision of affordable housing (Paragraph 005), and considering the housing needs of people living in rural areas (Paragraph 009).

2.3 Supported Housing National Statement of Expectations (NSE) (Oct 2020)

27. The NSE sets out the Government's recommendations for ways of working in the sector and standards in supported housing. It aims to improve oversight, ensure quality and value for money. The NSE relates to planning, commissioning and delivering supported housing. Supported housing: national statement of expectations - GOV.UK (www.gov.uk)

28. The guidance focuses on the accommodation element of supported housing; not the support services.

29. Part 2 of the NSE states that it is essential that supported accommodation is safe, is of good quality, meets resident's needs and fits with the local community, and that it must also provide value for money for the resident, commissioner and taxpayer.

30. The guidance covers legal requirements, suggested standards, and best practice for accommodation and tenancy related housing services. The overarching expectation is that accommodation "is accessible, appropriate, safe and hazard free with adequate protection for residents from COVID-19".

2.4 National Design Guide (NDG)

31. The Government's NDG promotes the important effect that place has on our health and wellbeing, and describes how well-designed places can be achieved. It is based on national planning policy, practice guidance and objectives for good design set out in the NPPF.

32. The NDG states that the purpose of design quality is to create well-designed and well-built places that benefit people and communities. Design quality comes through making the right choices about many components, including layout, form, scale, appearance, landscape, materials, and detailing. The characteristics of well-designed homes and buildings are described as functional, healthy, accessible and sustainable, adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time.

2.5 The Town and Country Planning (Use Classes) Order (*see also section 4.4 below on changes of use)*

33. Guidance within this SPD will be relevant to a range of accommodation; most likely to fall within the following current Use Classes:

- Class C2. Residential institutions
  Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3). Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

- Class C2A. Secure Residential Institution
  Use for a provision of secure residential accommodation, including use as a prison, young offenders' institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks

- Class C3. Dwellinghouses
  Use as a dwellinghouse (whether or not as a sole or main residence) —
  (a) by a single person or by people living together as a family, or
  (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

34. In relation to specialised accommodation there is no definitive government guidance beyond the PPG on what use classes the various types of accommodation fall under. Paragraph 014 of the

PPG on Housing for older and disabled people states: “it is for a local planning authority to consider into which use class a particular development may fall. When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwelling house) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided”.

35. Provision 2 of The Town and Country Planning (Use Classes) Order 1987 interprets care as: “care” means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment.

36. Advice contained within the Government’s guidance “When is permission required?” Paragraph 010 states that not all uses fit within a specified use class within the use classes order, such uses are generally described as “sui generis”, which means of its own kind.

2.6 Care Act 2014

37. The Care Act 2014 places duties on the Council to promote the wellbeing of the entire population, and ensure their care and support needs are efficiently and effectively met.

38. The Act sets out the law around market development in adult social care. It enshrines in legislation duties and responsibilities for market-related issues for the Department of Health, CQC and for local authorities.

39. Section 5 of the Act - sets out duties on local authorities to facilitate a diverse, sustainable high-quality market for their whole local population, including those who pay for their own care and to promote efficient and effective operation of the adult care and support market.

2.7 Mental Capacity Act 2005

40. The Mental Capacity Act applies to all social care and support and health professions, and is designed to protect and empower people who may lack the mental capacity to make their own decisions about their care and treatment. The overarching principle is that people should be helped to make their own decisions wherever possible, and where this is not possible, to ensure decisions are made in their best interest.

41. The Council is looking to collaborate with partners working in mental health across social care and health to deliver the Mental Capacity Act and move towards services that focus on prevention and improved wellbeing, maximising quality and cost effectiveness.

2.8 Health and Social Care Regulations and Guidance

42. The CQC provides guidance for providers on meeting the regulations: Health and Social Care Act 2008 (Regulated Activities) Regulations 2014 (Part 3) (as amended) and Care Quality Commission (Registration) Regulations 2009 (Part 4) (as amended)

43. Ofsted Regulations – Ofsted is the Office for Standards in Education, Children’s Services and Skills. Its remit includes the inspection and regulation of services that care for children and

young people. Requirements for registration with Ofsted are set out on the Governments web site, Gov.uk.

44. The Department of Education (2015): Guide to the Children's Homes Regulations including the quality standards.

45. *"*Building the Right Support" - This NHS guidance outlines a national plan to facilitate the closure of inpatient beds linked to the development of a new community model of care and support.

46. "Building the Right Homes" - This NHS guidance promotes the expansion of housing options for people with learning disabilities and/or autism who display behaviour that challenges, including mental health conditions. The guidance supports the national Transforming Care Programme; *"housing options should be based on individual need, and be an integral component of the person-centred care and support plan .....Inappropriate housing arrangements increase the likelihood of people displaying behaviours that challenge, which can lead to placement breakdown and an avoidable admission or readmission to hospital*."

Section 3

Local Policy Context

3.1 Core Strategy and Urban Core Plan for Gateshead and Newcastle (CSUCP)

47. The CSUCP supports suitable and sustainable development. It contains a number of planning policies relevant to the development of specialist and supported accommodation. Development proposals will be assessed against these principles and policy requirements, including:
    - Policy CS9 "Existing communities will be sustainable places of quality and choice"
    - Policy CS11 "Providing a range and choice of housing".....in a range of locations and meet the needs of specific groups (CSCUP paragraph 10.2), and in particular,
        - Policy CS11 point 3 "increasing the choice of suitable accommodation for the elderly population and those with special needs including bungalows, sheltered accommodation and extra care accommodation" (the Glossary to this document provides some definition), and
        - point 4 "providing adequate space inside and outside of the home to meet the needs of residents".
        - point 5, requiring the provision of 15% affordable homes on all developments of 15 or more dwellings subject to development viability.
    - Policy CS13 Transport - Which supports sustainable development through ensuring the transport needs of development are met and their impacts are suitably mitigated.
    - Policy CS14 Wellbeing and health - Requiring development to contribute to creating an age friendly, healthy and equitable living environment
    - Policy CS15 Place-Making - In particular, points 1 ii and 1 iii which require the creation of safe and inclusive environments, and ensuring connectivity, accessibility and legibility.
    - Policy CS16 Climate Change - Requiring development to be sustainable, address impacts on climate change and minimise energy demand.

3.2 Making Spaces for Growing Places (MSGP)

48. MSGP forms part of Gateshead's Local Plan and supplements and supports objectives and policies set out in the CSUCP. MSGP was formally adopted in February 2021.

49. MSGP Policy requirements relevant to the development of specialist and supported accommodation include:
    a. MSGP10 Accessible and adaptable dwellings
    "On housing developments of 15 or more dwellings, 25% of dwellings will be constructed to meet the Building Regulations M4(2) Category 2: Accessible and Adaptable Dwellings standard or equivalent successor standards".

    Supporting paragraph
    5.3 says that "accessible and adaptable dwellings are required for households of any age that experience disability, or frailty, or who need homes that can accommodate intergenerational living. Such dwellings are also well suited for people looking for

retirement living accommodation which in turn will lead to the release of existing family homes onto the market. The provision of level access bungalows and level access flats/apartments, that promote and maintain people's independence, is particularly likely to capture demand from these groups. The specific measures incorporated into schemes will need to demonstrate compliance with the relevant accessible and adaptable standard. Where step-free access is not feasible or viable for site-specific reasons, such as on steeply sloping land or stair-accessed apartments, the requirements of this policy will not be applied.

The Council encourages proposals for bungalows and apartments/flats to go beyond this minimum policy requirements of 25% of dwellings (MSGP paragraph 5.4). Provision of more than 25% M4(2) homes on site will be encouraged by the Council in view of local needs evidence.

b. MSGP11 Housing for specific groups
"Specialist and supported accommodation and care schemes will be expected to:

1) provide on-site, or have good accessibility to shops, services, community facilities and open space appropriate to the needs of the intended occupiers, their carers and visitors; and/or
2) have good accessibility to public transport routes

In determining whether the accessibility to shops, services, community facilities, open space and public transport routes is good, the Council will have regard to the distance, gradient, simplicity of navigation and the security and safety of the route taking into account the extent to which it is overlooked or has other natural surveillance and the need to cross roads".

Supporting text to MSGP11, Paragraph 5.6, includes that "the assessment of good accessibility …. uses a starting point of a maximum 400 metre distance from any home within the proposed development to the identified services and/or facilities…".

Supporting text in paragraph 5.5 relating to MSGP11 includes: "There are a number of groups within the community who have specific accommodation needs, including older people, people with physical or mental ill-health, and other vulnerabilities. Their accommodation requirements will need to be met by increasing the provision and range of specialist and supported accommodation available which will promote and maintain people's independence and increase choice. Where deemed appropriate by the Council, the use of planning conditions and obligations will be implemented as a means of safeguarding against the loss of new provision of specialist and supported accommodation and care schemes, or any change in the approved use that would undermine the wider policy objectives of the Plan."

Consideration should also be given to paragraph 5.6 of MSGP which sets out the expectation that specialist and supported accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard, commensurate with the anticipated client group.

c. MSGP12 Housing Space Standards

"New homes should be built in accordance with the Nationally Described Space Standards (NDSS), or equivalent successor standards, as a minimum."

MSGP14 (Mitigating the impacts of development on the transport network) and 15 (Transport aspects of the design of new developments) are applicable.

3.3 Planning Obligations SPD and CIL

50. The Council's Planning Obligations SPD (adopted Feb 2021) sets out how any planning policy requirements that will be delivered through planning obligations will be implemented, including for example affordable homes. The range of requirements set out in the Planning Obligations SPD could apply to the forms of housing covered by this SPD; such requirements will be identified at the pre-planning application enquiry stage. Further reference to specific planning obligations is made in section 4.1 below.

51. The Council's Community Infrastructure Levy (CIL) was adopted in November 2016 and includes a charge on C3 residential development (including sheltered housing) in certain parts of the Borough. The Council's charging schedule and interactive map are available on the Council's website https://www.gateshead.gov.uk/article/3004/Implementation-of-the-Community-Infrastructure-Levy-CIL

3.4 Placemaking SPD

52. The Council's Placemaking SPD (2012) – sets out planning policy guidance on the principles of good design for all types of development within Gateshead, and also sets out how the Council expects the location, form and type of new development to be considered through the design process. An update to the Placemaking SPD is expected in 2021.

3.5 Health and Social Care Market Position Statement (MPS)

53. The Council's MPS 2019-20 was approved in April 2019. *The MPS is under review 2021*. The MPS describes the Council's vision for personalised, integrated social and health care and support services that offer quality and choice for customers and represent best value for Gateshead.

54. The MPS is an evidence-based statement that is drawn up following consultation and engagement with the market, and approved by Cabinet. The Statement is normally reviewed annually; consequently, developers and investors should always refer to the most up to date MPS when designing proposals.

55. The MPS aims to give developers and supported accommodation providers information about supply, need and demand in Gateshead, to help them understand the Council's commissioning and procurement intentions, and to help them with their own investment decisions and the identification of opportunities for development and service provision that will best meet local needs.

56. The MPS reflects intelligence held on future need for social care and health services. It sets out how demand for services might change, and how the Council expects Gateshead's needs to be met in the future. It explains how the Council intends to commission and encourage services that will create a sustainable model of delivery.

3.6 Gateshead Housing Strategy 2019-30

57. The Gateshead Housing Strategy sets out the Council's overarching objectives, and identifies specific actions aimed at achieving them:
    - To ensure the supply of new housing and use of existing stock best meets current and future needs and aspirations
    - To improve the quality, condition and management of housing so that all residents benefit from safe, healthy and well-managed homes
    - To help residents access, and sustain, a home which promotes their wellbeing

3.7 Gateshead Council's Strategic Tenancy Policy

58. Under the Localism Act 2011 the Council as Local Housing Authority has a duty to prepare and publish a Tenancy Strategy. The purpose of this is to set out the broad matters to be taken into consideration by registered providers of social housing when formulating policies relating to:
    a) the kinds of tenancies they grant,
    b) the circumstances in which they will grant a tenancy of a kind,
    c) where they grant tenancies for a term certain, the lengths of the terms, and
    d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy

59. The Policy relates to the operation of specialist and supported accommodation as well as mainstream housing and should be read in conjunction with this SPD.

Section 4

Guidance for the development of specialist and supported accommodation in Gateshead

Whilst the CSUCP and MSGP provide the overarching framework for decision making by the Council as Local Planning Authority, the guidance in this SPD draws together policy requirements with more detail about what will be considered when determining the suitability and sustainability of proposals for the development of specialist and supported accommodation in Gateshead.

4.1 What is meant by "suitable" accommodation?

60. Planning applications for the development of accommodation covered in this SPD will be assessed against wider policy requirements together with the criteria and guidance set out below.

61. Given the context of unprecedented and growing pressures on public finances, the Council will seek to ensure that proposals are appropriate; they will not contribute to an oversupply of supported accommodation for people with specific care needs. Applicants in providing supported accommodation will also need to demonstrate that their proposal is not likely to place unjustifiable demands on existing wider infrastructure and services in Gateshead (including health, social care and education).

62. The potential impact of schemes will also be considered in relation to neighbourhood sustainability, community cohesion and local housing market balance.

63. At the early stages of planning their development, developers and providers are recommended to seek pre-application planning advice from the Council; details of how to do this are on our website.
http://www.gateshead.gov.uk/Building%20and%20Development/Planning/advice.aspx

64. The council offers an additional planning support service, which provides assistance in progressing development proposals through the planning process.

    Access to the support service can be made through the following link Planning Support Service - Gateshead Council

65. In order to demonstrate the suitability of their proposals for specialist and supported accommodation, developers and providers must:
    - Demonstrate the development's fit with the Council's most up-to-date MPS. Early discussions with the Council's Social Care Service will be key to this.

66. Where proposals are being progressed by a supplier/provider appointed to deliver the requirements of a tender awarded by Gateshead Council, many of the details below will already have been verified by the Council and will not need to be duplicated; this will be determined between the developer, and the Council's Social Care and Development Management services early in the tender process.

67. Developers should:

- Consult the NHS, including the Clinical Commissioning Group, about the impact of proposals on local healthcare resources. To ensure this is as comprehensive as possible this should be done prior to the submission of any planning application.
- Consult with Northumbria Police about potential risks that the proposal might pose to quality of life, community cohesion and resilience. To ensure that suitable strategies for managing risks can be put in place and implemented.
- Liaise with the Council's Learning and Schools service to assess whether the proposed provision is likely to generate need for new services, or place pressures on existing educational resources locally.
- Provide detail of:
    - The proposed purpose and attributes of the scheme (including scale and capacity);
    - overall scheme management - type and level of support and care provision; staff to client ratios; tenure; rent and charges – more detail is provided in section 4.2.5 below;
    - the intended client user group (including gender and age), or range of people occupying the scheme, and eligibility criteria;
    - the intended catchment for the scheme, including anticipated client referral pathways. The Council will consider schemes suitable where they will provide for the identified needs of Gateshead's residents;
    - how the proposed scheme might complement existing accommodation within Gateshead;
    - any discussions held with the Council's Social Care Service regarding nomination rights
    - how the guidance set out and referenced in this and other relevant SPDs, has fed into the attributes and design of the proposal;
    - feedback from any engagement, or detail of intended engagement, with the Care Quality Commission, Ofsted or NHS/CCG, Northumbria Police as appropriate to the proposed scheme. Where a proposed Statement of Purpose for Ofsted Registration is required, this should be included, and where a Locality Risk Assessment is required to assess the appropriateness and suitability of the proposal, this should also be included.

68. Applicants will be required to set out these details in a supporting statement to any planning application, such as a Planning Statement or Design and Access Statement, and fully reflect the described intentions within the design of the proposed scheme. In order to ensure that the provision remains in accordance with the submitted detail of the proposed scheme, planning permissions may be subject to relevant planning conditions.

4.2 General standards

69. Careful consideration is necessary when planning for specialised and supported housing as such schemes often have specific requirements that differ from general housing.

70. Such requirements must be considered in the context of both the day-to-day needs of the occupiers themselves and the service providers who cater and care for those living in specialist accommodation. The following criteria will be considered by the Council when assessing proposals.

4.2.1 Location

71. Accessibility to facilities, services and public transport is a key issue when considering schemes for specialist and supported housing. Residents of such housing are:
    - more likely to have health problems or disabilities;
    - more likely to have mobility difficulties;
    - more likely to suffer from social isolation;
    - less likely to have active lifestyles;
    - less likely to have access to a private motor vehicle;
    - more likely to place demands on medical and welfare services.

    For residents, staff and visitors alike, a high standard of connectivity to their local community, and availability of and access to associated infrastructure, is essential.

72. For the purposes of the accommodation covered within this SPD, the supporting text to MSGP11, Paragraph 5.6 is relevant: "the assessment of good accessibility …. uses a starting point of a maximum 400 metre distance from any home within the proposed development to the identified services and/or facilities…". However,
    - There should be a correlation between accessibility needs and walking distance to services and facilities.
    - In the case of general needs bungalows and level access apartments, however, paragraph 104 of this SPD, is relevant, recognising the benefit in having this type of accommodation on as many sites as possible across the Borough.

    - In the case of some very specialist provision, there may be an overriding requirement, identified through client and locality risk assessments, or scheme viability assessment, for a more remote location.

73. In terms of sustainable travel and wider transport impacts of develop CS&UCP Policy CS13 and MSGP 14 (Mitigating the impacts of development on the transport network) and 15 (Transport aspects of the design of new developments) are applicable. Requirements under these policies will be considered under the scale and location of the development. The councils planning support service offers developers and providers with assistance in progressing development proposals through the planning process. Provision of cycle parking is required as per MSGP 15, within that consideration will be given to whether parking for non-standard cycles is required to meet the needs of the end user.

4.2.2 Design and appearance

74. All accommodation should meet building-related and environmental statutory requirements including those on fire and health and safety (including the Housing Health and Safety Rating System (HHSRS), and HMO and other Licensing). The Regulator of Social Housing requires that all registered providers accommodation meet the Decent Homes Standard. The Government's Supported Housing National Statement of Expectations (Section 2.3 above) recommends that all non-registered providers meet the Decent Homes Standard as best practice.

75. As well as satisfying general principles of good design (set out in the National Design Guide; section 2.4 above), specialist and supported housing will generally have design requirements necessary to meet the specific support and care needs of occupiers. Applicants will need to describe how their proposal will ensure fitness of design in relation to purpose and potential occupants through Design and Access Statements (where required). Matters that should be considered when designing a scheme include: best practice in provision of ICT/digital

infrastructure - inclusion or compatibility with appropriate assistive, AI or health technology; energy efficiency, including use of on-site generation of energy from renewable sources; mobility scooter storage and charging points; appropriate levels of car parking for people with disabilities; and measures to ensure people feel safe and secure; a healthy indoor environment.

76. The national PPG includes that "design principles such as those set out in the HAPPI reports are applicable to housing for older people and age-friendly places including:
    - Integration with the surrounding context
    - Social spaces that link with the community
    - Space standards that facilitate flexibility (see section 4.2.4 below)
    - Enhanced natural light
    - Priority for pedestrians in outdoor spaces"

77. To demonstrate the design suitability of specialist and supported accommodation, and accessible and adaptable housing, applicants are encouraged to follow principles set out in recognised guidance including:
    - the National Design Guide;
    - HAPPI Reports;
    - Housing LIN's Strategic Housing for Older People (SHOP) Resource Pack (insert link);
    - The "Building for a Healthy Life" (BHL) design code, which has been written in partnership with Homes England, NHS England and NHS Improvement as an update to the "Building for Life 12" (BfL) code.
    - Care Quality Commission (2015): Housing with Care: Guidance on regulated activities for providers of supported living and extra care housing.
    - Department of Health (2015): Health Building Note 08-02: Dementia-friendly Health and Social Care Environments.
    - Department of Health (2015): Improving the environment of care for people with dementia.
    - NOTE: Building Standards Institution (BSI) (Expected in March 2022): PAS 6463: Design for the mind – Neurodiversity and the built environment – Guide.
    - The Department of Education (2015): Guide to the Children's Homes Regulations including the quality standards.
    - The national Code for Sustainable Homes.
    - Secured by Design Guides.

78. Relevant Ofsted or CQC Registration requirements should, of course, be followed.

79. Developers are also signposted to the Council's General Service Specifications for Accommodation and/or Support contained within the Pseudo Dynamic Purchasing Scheme (DPS) (see section 5.1).

4.2.3 Accessible, Adaptable and Wheelchair Accessible

80. Through Local Plan Policy MSGP10 Accessible and adaptable dwellings, the Council is seeking to future-proof new housing by setting requirements for accessible and adaptable homes which will make it easier for people to stay in their homes as their needs change (refer to paragraph 49 above).

81. Provision of greater than 25% of homes that meet M4(2) standard will be encouraged, and there is an expectation that bungalows, or apartments marketed as retirement living or similar, will satisfy M4(2).

82. Consideration should also be given to paragraph 5.6 of MSGP which sets out the expectation that specialist and supported accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard, commensurate with the anticipated client group (refer to paragraph 49 above).

4.2.4 Space Standards

83. Adequate internal and external space should be provided within all housing development.

84. It is expected that developments covered by this SPD will satisfy national standards appropriate to the proposal, including CQC or Ofsted, and to satisfy CSUCP Policy CS11 point 4 which requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents" (see paragraph 47 of this SPD). From 1st Feb 2022 the Council will require developments falling within Use Class C3 to satisfy, as a minimum, the Nationally Described Space Standards (Policy MSGP12).

85. Development involving accommodation falling within Use Class C2 may be required to satisfy the Nationally Described Space Standards (Policy MSGP12), where up to 8 residents would be living together as a single household within accommodation that is self-contained or a shared dwelling.

86. Careful consideration should be given to provision of external amenity space that will promote socialisation, community connectivity, and support wellbeing.

4.2.5 Management, Support and Care

87. The proposed model of care and/or support, and the model of management should be aligned with the principles set out in the Council's Social Care MPS. The model of management and support and care will vary from scheme to scheme; however, a fundamental principle must be ensuring that residents and the communities that they live in are properly supported.

88. Details of the proposed scheme should be provided, setting out matters including:
    - the range of facilities and services the operator will provide and retain on site;
    - the occupancy of all residential units, indicating whether those units are to be occupied only by residents in receipt of, or with access to, relevant management and/or support and care packages;
    - the scale and capacity of the scheme (lessons from the impacts of COVID-19 should be considered);
    - overall scheme management:
        - type and level of support and care provision;
        - age and gender of the intended residents;
        - staff to client ratios;
        - tenure
        - costs for rent and services charges (Affordability should be a consideration; see section 4.3 below).

89. As set out in paragraph 67 above, in order to ensure that the provision of suitable management, support and care is delivered, and remains in place, commensurate with the submitted detail of the proposed scheme (to be set out in a supporting statement, such as a Planning Statement or Design and Access Statement), planning permissions may be subject to relevant planning conditions.

90. Provision should, as required, accord with CQC and Ofsted Regulatory frameworks.

4.3 Affordability

91. It is critical that people are able to access a suitable home that meets their needs and that it is affordable to them.

92. Provision of specialist needs accommodation should not exclude the provision of affordable housing; Local Plan Policy CS11 applies, requiring the provision of 15% affordable homes on all developments of 15 or more dwellings, subject to development viability. Affordable housing will be sought as part of Class C3, and where appropriate Class C2, housing schemes where they meet the policy threshold for the requirement of affordable homes, including Sheltered and Extra-Care schemes. This will include proposals for a mix of Class C3 and Class C2 housing. It is recognised, however, that Residential Care and Nursing Care accommodation is not covered by this policy requirement.

93. It should be noted that the NPPF's specific requirement that Affordable Homeownership should be an element of affordable housing provision does not apply to specialist accommodation.

94. Section 106 Agreements will be used to secure the required provision of affordable housing on developments of 15 or more dwellings, including the control of occupancy and affordability. Developers should demonstrate how affordable homes will be made available to eligible occupiers, such as through Council rights to make client nominations.

95. Where it can be demonstrated that affordable provision on site is not viable or appropriate, then the requirements set out in the Council's Planning Obligation SPD will apply (i.e. off-site or commuted sum). This should be agreed with the Council at pre-application stage.

96. Detail of the tenure of any development should be included as part of the planning application. The basic operating costs of any scheme and resulting service charges should also be provided to the Council, this is necessary to identify that potential residents will be able to afford the charges and whether they are reasonable and represent value for money.

4.4 Changes of Use

97. As described in section 2.5 above, most provision covered by this SPD will fall under Use Class C2 (Residential Institution), C2A (Secure Residential Institution), or Use Class C3 (Dwellinghouses). There is a recognition, however, that proposals may represent a hybrid approach between these use classes.

98. It should be noted that there are currently no permitted development rights that allow a change of use to be carried out between the C2, C2A and C3 use classes.

99. Advice to all providers looking to repurpose existing premises is to always seek advice from the Council's Development Management Team at a very early stage of any proposal. Given the range and mix of current and emerging forms of provision, the general approach of Gateshead Council is to consider each proposal on its own merits, taking a flexible and bespoke approach. Factors that would be considered include (but are not limited to) the types of groups that would use the accommodation, the level of care and support and how it is provided, and how the accommodation is laid out and designed.

100. Resultant accommodation should comply with the Housing Health & Safety Rating System, relevant energy efficiency regulations or future equivalent, Ofsted and CQC requirements, other national quality and safety standards, and other requirements in Section 4.2 of this SPD.

101. Advice on any Community Infrastructure Levy requirements should also be sought (see section 3.3 above)

4.5 Housing for older people in Gateshead

4.5.1 **General Needs – Accessible and Adaptable homes** (including e.g. age-restricted general market housing; retirement living)

102. Like many parts of the Country, Gateshead has an increasing older population; however, not all older people will require specialist housing, and many residents with care or support needs will prefer to remain in their own homes with personalised care or support that can often enable them to continue to live independently.

103. It is increasingly important that a mix of general needs housing products is available in Gateshead to address the different needs and aspirations that older residents have (generally, the term "older people" refers to those over retirement age, but in some situations, people aged 55 + are included). There is need for more homes such as bungalows and apartments that are accessible, easier to adapt and maintain, and more efficient to heat. Having the right housing options for people as they age also helps to incentivise the release of family homes back into the market. Proposals will be assessed against the requirements and principles set out in MSGP (refer to paragraph 3.2 above).

104. To support the Council's policy objectives, and encourage developers to consider the inclusion of bungalows within their developments, the Council procured a development viability assessment to test the viability of providing bungalows on a range of potential residential schemes in Gateshead. The assessment adopted the same methodology used for the Local Plan viability assessment and considers the potential impacts on residual development values. The assessment concludes that a proportion of bungalows would not serve to undermine viability across a range of sites within Gateshead. With a proportion of bungalows in the region of 5% to 10% the viability outcomes would be effectively the same than if 0% was applied. In other words, including bungalows up to 10% appears to have only a limited impact on scheme viability and would not be sufficient to undermine viability. The report also shows that, whilst increasing the percentage of homes built as bungalows generally has a negative impact on site viability, even development of bungalows up to 100% on some schemes in some areas can still be viable.

105. A greater supply of new accessible and adaptable homes, designed to the Building Regulations M4(2) standard, will over time also help to reduce the significant annual costs of adapting existing homes. It is much more cost effective to build-in accessibility and adaptability than to retrofit.

106. Locational criteria – Whilst accessibility to infrastructure (local services, transport etc) is important when considering the needs of older people (see section 4.2.1), in the case of general needs accessible and adaptable homes, there is significant benefit in having this type of accommodation on as many sites as possible across the Borough; so increasing the probability that during the life-course of any household their existing home will be able to meet their changing needs cost-effectively.

107. It is also important to recognise that the type of mainstream accommodation that may meet the needs of older residents, including level access bungalows and apartments, can also be desirable to households which include people of all ages who have physical disabilities or sensory impairment; whether or not they require care or support. See section 4.6.1 of this SPD.

108. Other guidance set out in Sections 4.2 (General Standards) and 4.3 (Affordability) should be taken into account.

109. The above concerns reflect Gateshead's Local Plan policies CS11 and MSGP10 and supporting text.

4.5.2 **Independent supported living** (e.g. Sheltered; Promoting Independence; Respite)

110. This covers a range of accommodation where support and/or care is included. Having a range and sufficiency of this form of accommodation is important in reducing over-reliance on residential and nursing homes, reducing pressures on the number of very high-cost home care packages.

111. It is expected that this type of accommodation will provide for everyone to have a self-contained home with their own front door. Communal facilities may be provided. Consideration should be given to making accommodation dementia- and autism-friendly. Occupation can be based on renting or ownership, and be settled or short-term.

112. It will be important when considering any specialist housing for older people for the Council to be able to understand exactly what any proposal involves, including overall scheme management and the proposed type and levels of support and or care. Developers, therefore, will be required to set this out in a supporting statement, such as a Planning Statement or Design and Access Statement (as required under the Tyneside Validation Checklist - Validation_of_Planning_Applications.pdf (gateshead.gov.uk)), and to fully reflect those intentions in the scheme design.

113. Wherever possible accommodation should be built to HAPPI design principles, and meet other relevant general standards set out in Section 4.2 of this SPD.

114. Accessibility and adaptability – There is an expectation that specialist and supported accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard (refer to paragraph 49 above).

115. Locational criteria set out in Paragraphs 4.2.1 above should be referred to.

116. The above concerns reflect Local Plan policies CS11 and MSGP11 and supporting text.

4.5.3 Extra care or housing-with-care

117. Although a form of independent supported living, extra care is normally appropriate for people whose disabilities, frailty, or health needs make general needs housing or other independent supported living (section 4.5.2) unsuitable. It also reduces unnecessary or premature placement in residential or nursing homes (section 4.5.4).

118. The Council is seeking to ensure that the supply of extra care schemes is appropriate and suitable. The Council's assessed need for extra care provision is set out in the MPS, and reflects population and trend projections. In identifying the requirement for extra care, the Council is seeking to ensure there is sufficient to reduce demand on higher cost services whilst avoiding oversupply that could destabilise the market.

119. When proposals are brought forward, to be considered appropriate and suitable, proposals for extra care should meet the following principles: living at home with one's own front door; personalised care and support should be accessible 24 hours a day, 7 days a week on site; provide culturally sensitive services in a familiar locality; access to meals, communal facilities and social activities on site and/ or arranged in the community; provide flexible care with opportunities for independent living skills; with smart technology; provide a mix of tenures to create a sense of community balance. Consideration should be given to making accommodation dementia- and autism-friendly; applicants should demonstrate that they have followed current guidance and best practice.

120. For extra care schemes, confirmation will be required that the owner/developer will ensure that a domiciliary care provider has appropriate registration depending on the nature of the scheme, with the Care Quality Commission, and is based on site with services being available to residents 24 hours a day every day of the year for as long as the scheme is occupied.

121. For all extra care schemes, confirmation will also be required that all residents will be contracted to receive, as a minimum and for the duration of their occupancy, an entry-level personal care package (expressed as access to an emergency care package).

122. There is a growing appreciation that extra care accommodation can be more inter-generational, and offer independent accommodation for a range of people with care and support needs, for example people with a learning disability, and providers should demonstrate how they have considered this.

123. All such housing should, wherever possible, be built to reflect the most up to date guidance, such as the HAPPI design principles, and specific guidance on extra care development provided by the Housing LIN Factsheet 6, "Design Principles for Extra Care Housing" (3rd edition). Development should meet other relevant standards set out in Sections 4.2 (General Standards) and 4.3 (Affordability) of this SPD.

124. Accessibility and adaptability – Extra care accommodation should be built to Building Regulations M4(2) standard or wheelchair accessible (M4(3) standard, or a mix of these, (refer to paragraph 49 above).

125. Locational criteria as set out in paragraph 4.2.1 above should be referred to.

126. The above criteria reflect Local Plan policies CS11 and MSGP11 and supporting text.

4.5.4 Residential care and nursing homes

127. Residential nursing and care homes play an important role in meeting needs but their focus is the provision of care rather than accommodation. This institutional accommodation is not taken to be part of the Local Plan's assessed Local Housing Need; however, its contribution is important to meeting the needs of Gateshead's most vulnerable older people, so guidance is provided for this type of housing.

128. The Council is seeking to reduce reliance on residential nursing and care homes by ensuring a sufficient supply of alternative support and supported accommodation (sections 4.5.2 - 4.5.3 above). The Council will support the development of residential nursing and care homes only where this accords with the Council's MPS, there is demonstrable need for the population of Gateshead, and provision will bring forward accommodation that meets current best models of provision. All residential nursing and care homes should be designed to relevant CQC standards, and all social care providers must be registered and licensed by the Care Quality Commission, requiring an assessment to be undertaken in relation to the safety, effectiveness, standard of care, management and organisation of the services provided to ensure that residents are well cared for. It will be beneficial that evidence of how these requirements have been or will be met are submitted within a supporting statement as part of any planning enquiry or application.

129. Locational criteria - All residential nursing and care homes should be accessible in their location (refer to paragraphs 4.2.1 above).

4.6 Housing for other adult groups

4.6.1 **General needs homes for independent supported living** (for example: provision for people with learning disabilities able to live independently; care leavers; homeless; people fleeing domestic abuse or violence; those with offending history)

130. The Council is committed to enabling people with short or long-term care or support needs, wherever appropriate, to choose, or be accommodated safely in, suitable mainstream accommodation that will allow them to live in their own home as independently as possible with bespoke and flexible support.

131. Accommodation should meet the standards set out in Section 4.2 (General Standards) and 4.3 (Affordability) of this SPD, in a way that ensures the needs of the intended end users are met.

132. Accessibility and adaptability – Commensurate with the anticipated end users, such accommodation should satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard (refer to sections 3.2 and 4.2.3 above).

133. Locational criteria - Accommodation may be dispersed, or part of a core and cluster model of provision that may be linked to supported living or care schemes. Section 4.2.1 above is relevant.

4.6.2 **Supported Accommodation Schemes** (for example: provision for people with complex learning disabilities; young people and adults with multiple and complex needs; homeless; people fleeing domestic abuse or violence; those with offending history)

134. Comprising purpose-built and designed accommodation within which a range of support and or care is integral. Accommodation can be respite, temporary (including secure units), or settled for those requiring lifelong care and support.

135. There is recognition that extra care accommodation can also meet the needs of some younger adults with long-term conditions including learning disabilities, physical disabilities, dementia (see paragraph 120).

136. All supported accommodation schemes should meet the relevant guidance set out in Sections 4.2 (General Standards) and 4.3 (Affordability) and help deliver the principles described in the Council's MPS, including being autism-friendly.

137. Accessibility and adaptability – There is an expectation that this form of accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard, commensurate with the anticipated client group (refer to sections 3.2 and 4.2.3 above).

138. Locational criteria - Accommodation may be dispersed, or linked to other provision. Section 4.2.1 above is relevant.

4.7 Children's homes

139. All supported accommodation for children should meet the requirements set out in The Department of Education (2015): Guide to the Children's Homes Regulations including the quality standards.

140. Services in children's homes in Gateshead should be delivered by skilled providers and focussed on delivering excellent outcomes for children and families, whilst achieving best value.

141. **Ages 11-18 General needs -** Proximity to education services will be critical, and access to public transport, leisure facilities and medical services, and there should be well designed amenity space, internal and external, that will support learning, and enable play and activity without causing unreasonable impact on neighbouring properties.

142. Consideration must be given to the impact of any accommodation on neighbourhood sustainability and community cohesion; the number of children's homes in any locality will be a key matter for the local authority.

143. **Ages 6-11 General needs** – Accommodation for younger children tends to deliver better outcomes for children when it operates at small scale, providing for no more than 3 children at any time. This allows a more bespoke and intensive level of support to be provided, as well as therapeutic interventions to enable the children to move back into a family environment.

144. **Ages 0-5 General needs** – The Council would not support the use of residential care for this age group as their needs are best met within a family environment, or in very special circumstances, within specialist medical settings.

145. **Children with special educational needs and disabilities** – Particular attention should be paid to the accessibility and adaptability of accommodation for this client group. The expectation is that accommodation would meet the Building Regulations Standard M4(3) Wheelchair User Dwellings, or M4(2) Accessible and Adaptable where the higher standard would not be justified. Consideration should be given to the inclusion of specialist health services as part of any scheme.

146. Given the wide-ranging needs of this client group, consideration should be given to the inclusion of therapeutic intervention as an integral part of the support provided within any accommodation.

147. **Respite or short break provision** - In respect of short break provision, reference should always be first made to the MPS to establish any unmet need.

Section 5

Delivery

5.1 Procurement - Pseudo Dynamic Purchasing System

148. Developers and investors are advised that the Council has established an Accommodation and Support DPS to assist its direct procurement of accommodation and support related services together or individually. The aim of the DPS is to help ensure that desired models of provision are secured, and that consistency, efficiencies and best value are delivered through procurement. When the Council has a requirement to procure services and/or accommodation, call-offs will be issued to all the providers appointed to the DPS within the relevant Lot. The Council's procurement of accommodation and support services through the DPS will link to the Council's vision set out in the Social Care Market Position Statement (*see Section 3.5*).

149. The DPS also allows for innovation, where contracting authorities and providers can put forward proposals of innovative solutions which can be consider in a controlled, open and transparent way.

150. Providers of accommodation and/or support can join the DPS throughout the contract duration. Providers responding to specific call-offs, or submitting proposals through the Innovation Lot 4, will be required to satisfy the specifications and terms and conditions set out in the DPS.

5.2 Development as part of new mainstream residential developments

151. To help ensure that new development satisfies the requirements of Core Strategy and Urban Core Plan Policy CS11.3, general needs housing developers are encouraged to liaise with the Council regarding the provision of homes to meet the specific needs of older people, and to consider whether there is an unmet need for other specialist housing in the local area. Where appropriate, these needs could be met as part of a larger development proposal. Identifying sites for specialised provision can be challenging, and it is therefore appropriate for the Council to work with developers to ensure an appropriate mix of accommodation is delivered, and that the location is suitable and sustainable in terms of access to facilities, services and public transport.

152. Full or reserved matters applications should identify which dwellings will be constructed to accessible and adaptable standards. On larger sites, such homes should be located in the most accessible locations, as described in section 4.2.1 above.

5.3 Funding

153. Where Government loan or grant funding is sought towards the provision of supported accommodation, the Council will be supportive of funding bids that satisfy the guidance within this SPD. Where development viability is impacting on the ability to meet the SPD guidance, the local authority encourages providers to explore national funding opportunities early in the

development planning stage. Funding regimes are always subject to change; however, principal sources of funding include:

- **Disabled Facilities Grant (DFG)**
- **Better Care Fund**
- **Homes England** – Affordable Homes Programme; Care and Support Specialised Housing (CASSH) Fund.
- **NHS England capital funding**

5.4 Monitoring

154. The Council will monitor the effectiveness of this SPD and relevant planning policies through regular review of the outcomes of planning enquiries and decisions. Such information will be included within the Council's Annual Monitoring Report, and will be used to inform the Council on delivery performance, the development of future planning policy, and updates to the Council's Market Position Statement (MPS).

APPENDIX

Evidence

- **Joint Strategic Needs Assessment (JSNA**) – The JSNA provides headline data that helps to identify the health and wellbeing needs of our residents, and is key to identifying the Council's strategic priorities. Local authorities and clinical commissioning groups (CCGs) have equal and joint duties to prepare JSNAs through their health and wellbeing board. The purpose of JSNAs is to improve the health and wellbeing of the local community and reduce inequalities for all ages. They are not an end in themselves, but a continuous process of strategic assessment and planning – the core aim is to develop local evidence-based priorities for commissioning which will improve the public's health and reduce inequalities - Insert link

- **Social Care Demand Analysis and Market Position Statement** (MPS) – Insert link. See section 3.5 of this SPD.

- **Strategic Housing Market Assessment** (SHMA) – insert link (including OP survey) – A SHMA has been the normal method of a Local Planning Authority establishing the objectively assessed housing need used to inform a local plan. The National Planning Policy Framework requires local planning authorities to "ensure that their Local Plan meets the full, objectively assessed need for market and affordable housing within the identified housing market area and identify the scale and mix of housing and the range of tenures that the projected population is likely to need over the plan period.

HAPPI Principles

Housing our Ageing Population Panel for Innovation (HAPPI)

The original HAPPI 1 report published in 2009 was commissioned by the then Homes and Communities Agency on behalf of the then Department of Communities and Local Government and Department of Health; it was chaired by Lord Richard Best. The subsequent suite of HAPPI reports and advice notes set out expert recommendations for the future shape of our housing for older people, covering design, rural housing, rental housing, and design post-Covid.

Glossary

There is a significant amount of variability in the types of specialist and supported housing. The below definitions include a range of different types of housing available, but this is not a definitive list. Any single development may contain a range of different types of specialist housing

- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs. (The National Planning Policy Framework - Glossary)

- **People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs (The National Planning Policy Framework - Glossary)

- **Age-restricted general market housing**: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services. (National Planning Practice Guidance - PPG)

- **Extra care housing or housing-with-care**: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses. (National Planning Practice Guidance - PPG)

- **Market Housing:** housing provided on the open market

- **Social Housing:** lowcost rented or low-cost home ownership for those who may not be able to access the private market. It includes council housing and housing provided by housing associations.

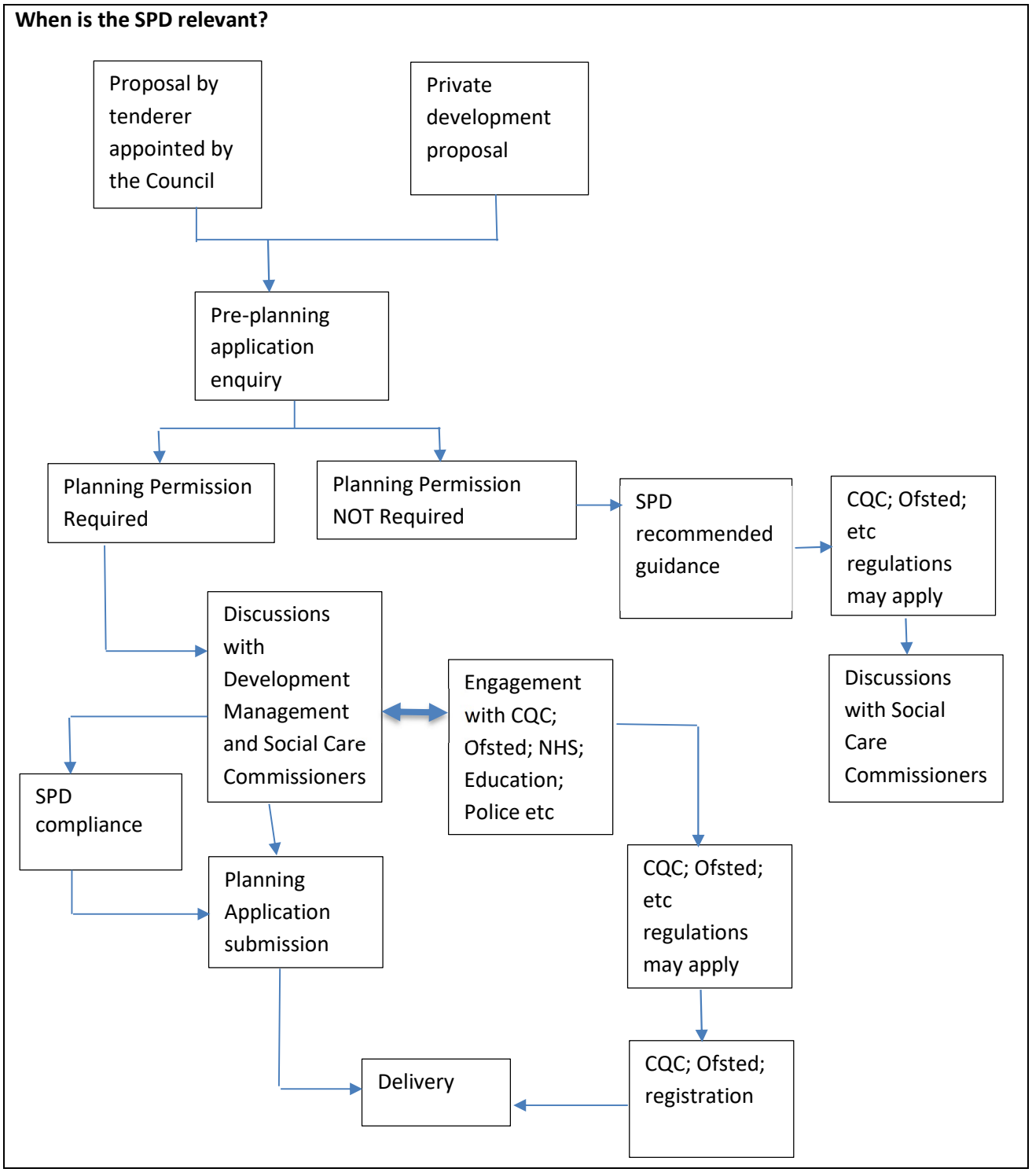
- **Specialist and supported housing:** Can take many forms:
    - Any housing scheme where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community. Housing with support can be provided for many different groups of people including:
        - Older people with support needs;
        - People with dementia;
        - People with physical and or learning disabilities;
        - People with mental ill health;
        - People fleeing or at risk of domestic violence;
        - People recovering from alcohol or drug dependency;
        - People who are ex-offenders;
        - Vulnerable young people;
        - People who are homeless or at risk of homelessness.

      (National Planning Practice Guidance - PPG)

- **Residential care homes and nursing homes**: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes. (National Planning Practice Guidance - PPG)

- **Retirement living or sheltered housing**: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager. (National Planning Practice Guidance (PPG)

Regulatory Framework



Equalities Impact Assessment

The public sector equality duty imposes a legal duty on the Council to consider how its policies and decisions affect people who have one or more protected characteristics as defined under the Equality Act 2010. All protected characteristics are relevant to the provision of housing. Age and

disability are particularly significant in relation to specialised housing and the performance of the Council as local planning, housing authority, and social care authority.

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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	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.	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.	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.
Taylor Wimpey (Barton Willmore)	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.	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	N/a

	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. Improvements could be achieved by releasing the residual land at Kibblesworth and allocating it for development. The gateway approach could be reinforced and enhanced through the use of public art, signage and landscaping for example.	process.	
Taylor Wimpey (Barton Willmore)	Support the need to update the SPD. Taylor Wimpy own a 13ha site south of Stannerford Road, Crawcrook. Comments therefore relate to Area of Special Character 8, Crawcrook. 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.	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)	Support the need to update the SPD. 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. 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.	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

Natural England	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: **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. **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. **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. **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). 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.	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.	Add reference to exploring co-benefits such as improving GI connectivity and enhancing biodiversity to Areas of Special Character section.
The Coal Authority	Within the Gateshead Council area there are recorded risks from past coal mining activity at surface and shallow depth.	Thank you for your comments.	N/a

	The Planning team at the Coal Authority have no specific comments to make on this document.		
Historic England	Support the preparation of the SPD. 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. Support the identification of the Areas of Special Character included. A digital map could work as an alternative. 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. 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. 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).	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/ 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. 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. 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. Finally, with regard to including adjoining green areas as part of some of the Areas of Special Character, this would not be possible through	Add links to the interactive map within the SPD. Consider making Felling a conservation area.

		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.	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. 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. 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.	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.	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. 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.	N/a

	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.	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.	
Liam Cooper	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.	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. 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. 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.	N/a
Anglo Investments (Zahra)	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	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.	N/a

	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.	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. 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.	
Dr Philip Armstrong	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. 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.	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. 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. 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.	N/a
JB Kirtley	Gateshead High Street South is an area of historic	Thank you for your comments. The SPD cannot	N/a

	character and interest which should be included in the SPD and preserved. 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.	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. 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. 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.	
Robynne Lambert	Gateshead High Street South is an area of historic character and interest which should be included in the SPD and preserved. 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.	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. 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. The Council is also preparing an update to the Gateshead Exemplar Neighbourhood SPD, which includes plans for regeneration of the	N/a

		east side of High Street South, and which will be consulted on early in 2022, subject to approval by Cabinet.	
Robert Lambert	Gateshead High Street South is an area of historic character and interest which should be included in the SPD and preserved. 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.	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. 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. 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.	N/a

Second Consultation

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

	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. 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.	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. 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. 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).	
Taylor Wimpey (Barton Willmore)	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.	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.	N/a
Sunderland City Council	Welcome the opportunity to comment but have no comments to make on the SPD.	Thank you for your comments.	N/a
Homes England	Welcome the opportunity to comment and note the intentions of the SPD. Homes England does not wish to make any representations on the document as proposed.	Thank you for your comments.	N/a

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Specialist and Supported Housing Supplementary Planning Document 2022

Consultation Statement (Second Consultation)

March 2022

Following the adoption of the Core Strategy and Urban Core Plan (CSUCP) in March 2015, and Making Spaces for Growing Places (MSGP) in February 2021, Gateshead Council have prepared a Specialist and Supported Housing Supplementary Planning Document (SPD). The SPD does not set out policy but provides more detailed guidance on implementation of relevant CSUCP and MSGP policies. The document will provide guidance to those intending to develop specialist and supported accommodation in Gateshead. It sets out:

- what we take into account when considering the suitability of specialist and supported accommodation;
- expected general standards for development; and
- matters of consideration relating to specific types of accommodation.

CSUCP Policy CS11 aims to promote lifetime neighbourhoods with a good range and choice of accommodation, services and facilities to meet varied and changing needs. Point three of the policy aims to achieve this by increasing the choice of suitable accommodation for the elderly population and those with special needs including bungalows, sheltered accommodation and extra care accommodation. MSGP expands on this through policies MSGP10 Accessible and Adaptable Dwellings, MSGP11 Housing for Specific Groups, and MSGP12 Housing Space Standards. The SPD will provide more specific guidance on the implementation of these policies.

The first consultation on the SPD ran for six weeks from 1 October to 12 November 2021, and the second 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

Representations were received from six consultees. Comments included discussion of the need for specialist housing provision in specific areas such as Bensham, issues such as public transport accessibility or biodiversity, and concern that aspects of the document go beyond the scope of an SPD. 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

Consultee	Summary of representation	Response	Action
Northumberland County Council	Broadly supportive of the SPD with detailed comments and suggestions made, including highlighting drafting errors. Support for idea to look at 'the most effective way to overcome conflicting policies and to maximise accessibility for everyone is for all parties to consider inclusive design from the outset of the process,' not later in the planning process. 'Maximum 400 metre distance' - should not be exclusive, some schemes operate very well at a larger distance and many residents rely on taxis/relatives/friends for transport and may not choose/or be able to walk from their home. Recommends reference to developing BSI PAS 6463: Design for the mind – Neurodiversity and the built environment – Guide. Section 4.7 should include consideration of schemes for care leavers ages 17-24.	Thank you for your comments, these will be considered in preparing the next draft of the SPD. The 'maximum 400 metre distance' is included in the supporting text to MSGP11 (Housing for Specific Groups) as a 'starting point', it is not intended to be exclusive. Furthermore, the SPD provides guidance on interpreting existing policy, so amending this wording would go beyond the scope of the SPD. Paragraph 77 of the document makes reference to BSI PAS 6463. It is noted that the publication date for this guidance has been pushed back; this will be updated in the next draft of the SPD. Schemes for care leavers are included in paragraph 4.6.1 of the SPD.	Amend SPD where appropriate based on comments received.
Natural England	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:	Thank you for your comments. The SPD provides guidance on interpreting existing Local Plan policy. The document includes reference to MSGP11 (Housing for Specific	N/a

	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. **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. **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. **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). 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.	Groups), which sets out that on-site open space, or good accessibility to open space is expected at specialist and supported accommodation and care schemes. Introducing additional requirements will not be possible at this stage as it would go beyond the scope of the SPD.	
Taylor Wimpey (Barton Willmore)	Broadly supportive of the principle of a Specialist and Supported Housing SPD. Concerned that the SPD would introduce new policy rather than building upon and providing guidance on existing policies, in this case CS11. SPD paragraph 151 encourages housing developers to liaise with the Council regarding the provision of homes to meet the specific	The SPD provides guidance on the interpretation and application of all Local Plan policies, including CS11 and also MSGP10, MSGP11, and MSGP12. In particular, MSGP10 in particular requires 25% of homes on sites of 15 or more to meet Building Regs M4(2). Paragraph 151 of the draft SPD encourages developers to liaise with the Council regarding	Amend paragraph 61 to clarify that oversupply of supported accommodation for people with specific care needs should

	needs of older people, and to consider whether there is an unmet need for other specialist housing in the local area. Concerned that paragraph 61 places a locational policy requirement on what it considers to be 'suitable' accommodation, and that the reference to an 'oversupply' or the ability to limit accommodation to residents of Gateshead only goes beyond what is included in CS11. It is suggested that as currently drafted, the SPD goes beyond the existing development plan.	the needs of older people, and states that where appropriate these needs could be met as part of a new development proposal. This wording does not introduce a new requirement, and is not inconsistent with adopted Local Plan policies. Paragraph 61 will be amended to clarify that oversupply of supported accommodation for people with specific care needs should be avoided, and to remove the locational requirement.	be avoided, and to remove the locational requirement.
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
Nexus	Support the principle of the SPD to ensure that residents live in well-located, safe, and accessible homes. Specific consideration should be given to the proximity of public transport in planning for any type of housing, and is a key issue for supported, accessible and adapted housing in particular. Agree with paragraphs 72-73 and welcome the commitment of requirements for sustainable transport provision. Nexus welcome any pre-app consultation on transport provision/access. Aside from locational criteria, applicants should also be mindful that Nexus will view any specialist or supported housing development applications in terms of access to public transport and the consideration given to pedestrian access and other forms of active travel, such as cycling. This will be assessed with consideration given in context to the type of development	Thank you for your comments.	N/a

	and location as per the application.		
Ricia Hopkinson	There is a need to provide for vulnerable and older people, Gateshead does not seem to have many pleasant older person's housing near the centre or in Bensham. Concerned about access to suitable housing for other people such as younger people starting out or those with mental health issues. There should be some change around help for people to rent, and some protection also for landlords. The leasehold legislation also needs to change. Support using existing housing rather than too many new builds as most flats/houses are suitable in their lay-out.	Thank you for your comments. The SPD sets out standards for specialist and supported housing development in Gateshead, including but not limited to housing for older people, vulnerable young people, and people with physical or learning disabilities. The SPD provides guidance on implementing existing policies rather than allocating sites. The Council published a separate Gateshead Housing Strategy in 2019 which provides a framework for all our housing-related strategic functions and activity, including all the statutory housing documents the Council has a duty to produce, including a homelessness and rough sleeping strategy.	N/a

Second Consultation

Representations were received from eight consultees. Comments included confirmation that many consultees had no further comments to make on the document, and highlighted relevant guidance. The representations received have resulted in a few minor amendments 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 2022

Consultee	Summary of representation	Response	Action
Taylor Wimpey (Barton Willmore)	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.	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.	N/a
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
Sunderland City Council	Welcome the opportunity to comment but have no comments to make on the SPD.	Thank you for your comments.	N/a
Northumbria Police	Paragraph numbers should be updated to reflect the most recent NPPF (2021). The reference to para 91 (b) (92(b) under the 2021 NPPF) should also include reference to para 130(f).	Thank you for your comments. NPPF paragraph references have been updated to reflect the most recent version of the document. Paragraphs 17 and 19 refer to NPPF paragraph	Update NPPF paragraph numbering to account for 2021 NPPF update, and

	Enhanced standards of security are required at specialist and supported housing in accordance with Part 2 of the Housing National Statement of Expectations (NSE). Wherever it is compatible with the needs of the residents, and/or function of the facility, consideration should be given to achieving the appropriate Secured By Design certification.	130, with paragraph 19 specifically quoting NPPF 130 (f). Paragraph 29 of the SPD refers to safety in the context of Part 2 of NSE. Reference to Secured by Design will be added under paragraph 77.	make reference to Secured by Design guidance under paragraph 77.
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
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 SPD provides guidance on interpreting existing Local Plan policy. The document includes reference to MSGP11 (Housing for Specific Groups), which sets out that on-site open space, or good accessibility to open space is expected at specialist and supported accommodation and care schemes. Introducing additional requirements will not be possible at this stage as it would go beyond the scope of the SPD.	N/a
Homes England	Welcome the opportunity to comment and note the intentions of the SPD. Homes England does not wish to make any representations on the document as proposed.	Thank you for your comments.	N/a

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

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