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

	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 publicart, 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	Thank you for your comments. The Council	Add reference to
Ŭ	unlikely to have significant effects on the natural	recognises the value of green infrastructure	exploring co-
	environment. Advise the Council to consider a number of	and biodiversity, and their potential to play a	benefits such as
	specificissues:	role in further enhancing the identified Areas of	improving GI
	Green Infrastructure - SPD could consider making	Special Character. We will include reference to	connectivity and
	provision for Green Infrastructure (GI) within	exploring co-benefits such as improving GI	enhancing
	development. Suggest also considering issues relating to	connectivity and enhancing biodiversity to	biodiversity to
	the protection of natural resources, including air quality,	Areas of Special Character section of the SPD.	Areas of Special
	ground and surface water and soils within urban design	Introducing additional requirements will not be	Character section.
	plans.	possible at this stage as it would go beyond the	
	Biodiversity Enhancement - SPD could consider	scope of the SPD update.	
	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.		
The Coal Authority	Within the Gateshead Council area there are recorded	Thank you for your comments.	N/a
	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.		
Historic England	Support the preparation of the SPD.	Thank you for your comments. The Areas of	Add links to the
	Would prefer to see larger maps in the document,	Special Character and Routeways referred to in	interactive map
	identifying key landmarks as well as designated heritage	the document are also shown on the Council's	within the SPD.
	assets and potentially those on the local list.	interactive map, available here:	
	Support the identification of the Areas of Special	https://gis.gateshead.gov.uk/gatesheadmaps/	Consider making
	Character included. A digital map could work as an	The map also shows conservation areas, locally	Fellinga
	alternative.	listed parks and gardens, and scheduled	conservation area
	Suggest considering Felling as a conservation area under	ancient monuments, with those monuments	
	S69(2) of the Planning (Listed Buildings and Conservation	considered to be at risk shown separately. The	
	Areas) Act 1990. Felling is a good example of a new urban	Council is continuing to explore options	
	district of the late 19thC, with good survival of original	regarding how best to map the historic	
	features. Loss of any larger buildings would severely	environment, including listed buildings.	
	undermine its character, and as some are vacant this is a		
	possibility. Conservation area status would provide a	Your comments regarding the potential for	
	stronger basis for avoiding such loss.	Felling to be made a conservation area have	
		been passed on to the Council's conservation	
	The character of the housing estates which were designed	specialists for consideration; this issue is	
	and built at the same time, for example Harlow Green and	beyond the scope of this SPD.	
	Leyburn Place, relies a lot on the unity of materials and		
	colour. These are changes that are made under permitted	It is not considered appropriate to develop	
	development if privately owned. It would be useful if each	separate householder guides for housing	
	such area was accompanied by a guide for householders	estates within Areas of Special Character, as	
	to encourage sympathetic change.	the draft SPD update itself sets out design	
		guidance to protect these features. The	
	In some areas it would be beneficial for the sense of	Household Alterations and Extensions SPD also	
	character to include adjacent areas of green space such as	refers to the Placemaking SPD in reference to	
	parks or allotments, where these are part of the historic	Areas of Special Character.	
	pattern of development (for example at Chopwell and		
	Greenside).	Finally, with regard to including adjoining green	
		areas as part of some of the Areas of Special	
		Character, this would not be possible through	

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.	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. 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	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.	approval by Cabinet. 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	N/a
	The Council should not demolish areas of High Street South but retain them as part of an area of special character and interest.	for regeneration of the urban core set out in the Core Strategy and Urban Core Plan (CSUCP), which will remain in place.	

	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

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

Taylor Wimpey (Barton Willmore)	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. Welcome the opportunity to comment but do not wish to make any further representations. Would like	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). Thank you for your comments. The Council will undertake a Call Out for Sites as part of an evidence	N/a
	to discuss the three sites included in their first response to the SPD consultation.	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.	
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