

TITLE OF REPORT: **Gateshead Council Response to South Tyneside Draft Local Plan: Regulation 19 Consultation and Fellgate Sustainable Growth Area Supplementary Planning Document Scoping Report Consultation**

REPORT OF: **Peter Udall, Strategic Director, Economy, Innovation and Growth**

Purpose of the Report

1. To notify members of Gateshead Council's response to South Tyneside Council's Draft Local Plan Consultation (Regulation 19), and Fellgate Sustainable Growth Area Supplementary Planning Document Scoping Report.

Background

2. South Tyneside Council is currently consulting on a draft Local Plan. This is the second of two consultations, in accordance with Regulation 19 of the Town and County Planning (Local Planning) Regulations 2012. The Council previously provided comments against South Tyneside's Regulation 18 Local Plan consultation in August 2022.
3. Gateshead Council's response covers a number of cross-boundary issues, including transport, flooding, and minerals safeguarding (appendix 2).
4. South Tyneside Council is additionally consulting on the Fellgate Sustainable Growth Area Supplementary Planning Document Scoping Report. Fellgate Sustainable Growth Area is a Green Belt release site and proposed allocation, which would deliver approximately 1200 homes. The Scoping Report sets out the intention to prepare a Supplementary Planning Document (SPD) on the Fellgate allocation.
5. The response to the Scoping Report consultation covers several points for consideration regarding highways and the impact of South Tyneside's Local Plan on Gateshead's road network (appendix 3).

Proposal

6. Note the submission of the response to South Tyneside's Local Plan.
7. Note the submission of the response to South Tyneside's Fellgate Sustainable Growth Area Supplementary Planning Document Scoping Report.

Recommendation

8. It is recommended that Cabinet approves the consultation responses to be submitted to South Tyneside Council as set out in appendices 2 and 3.

For the following reasons:

- i. To provide comments on cross-boundary issues.
- ii. To engage with neighbouring authorities.

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Policy Context

1. Consultations from neighbouring authorities give the Council an opportunity to comment on cross-boundary issues, and ensure that any impacts on Gateshead are raised for consideration. Responding to planning consultations also contributes towards agreeing a Statement of Common Ground, which is required for Examination in Public of each authority's Local Plan.

Background

2. South Tyneside Council is currently consulting on a draft Local Plan. This is the second of two consultations, in accordance with Regulation 19 of the Town and County Planning (Local Planning) Regulations 2012. The Council previously provided comments against South Tyneside's Regulation 18 Local Plan consultation in August 2022.
3. The draft Local Plan would guide development within South Tyneside to 2039, and replace the existing Core Strategy and Development Management Policies, adopted in 2007 and 2011 respectively.
4. The Local Plan sets out South Tyneside's approach to planning for housing and economic growth, as well as including policies for the protection of Green Belt land, the natural environment and trees. The draft Plan also includes a section on addressing and adapting to climate change.
5. Gateshead Council's proposed response covers a number of cross-boundary issues, including transport, flooding, and minerals safeguarding.
6. South Tyneside Council is additionally consulting on the Fellgate Sustainable Growth Area Supplementary Planning Document Scoping Report. Fellgate Sustainable Growth Area is a Green Belt release site and proposed allocation, which would deliver approximately 1200 homes. The Scoping Report sets out the intention to prepare a Supplementary Planning Document (SPD) on the Fellgate allocation.
7. The proposed response to the Scoping Report consultation covers several points for consideration regarding highways and the impact of South Tyneside's Local Plan on Gateshead's road network.

Consultation

8. The Leader, Deputy Leader and Economy & Transport Portfolio holders have been consulted and support the proposed responses.

Alternative options

9. There are no alternative options.

Implications of Recommendation

10. **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.

11. **Risk Management Implication** – None.

12. **Equality and Diversity Implications** – None.

13. **Crime and Disorder Implications** – None.

14. **Health Implications** – None.

15. **Climate Emergency and Sustainability Implications** – None.

16. **Human Rights Implications** - None.

17. **Ward Implications** – The South Tyneside Local Plan could potentially have implications for Gateshead, although close cooperation between Councils and adhering to the duty to co-operate should resolve any issues.

Appendix 2: Gateshead Council's Consultation Response to South Tyneside's Draft Local Plan Consultation

The following response is subject to approval by Cabinet on 19th March.

Section	Comment
General comment	Gateshead Council welcome the opportunity to comment on South Tyneside's draft Local Plan, and the opportunity to agree a Statement of Common Ground.
Spatial Strategy/Strategic Objective 1	Proposals to remove land from the Green Belt to facilitate economic/employment development in South Tyneside should be well evidenced and should not prejudice development of employment land within Gateshead.
Strategic Objective 14	<p>We welcome Strategic Objective 14:</p> <p><i>To ensure the development of a safe, sustainable transport network across the borough and beyond that prioritises public transport, cycling and walking, bridleways and the infrastructure for ultra-low emission vehicle charging, thereby improving local air quality and reducing local traffic congestion and the need to travel by private vehicle.</i></p>
SP3: Spatial Strategy for sustainable development and SP8: Fellgate Sustainable Growth Area	<p>The area to be removed from the green belt appears to include, either wholly or partially, two designated nature conservation sites (i.e. Lakeside Inn Local Wildlife Site and Calf Close Burn Local Wildlife Site), with potential impacts on Monkton Burn and Calf Close Burn and adjoining habitats.</p> <p>Wildlife corridors are of cross boundary importance, connecting areas of habitat to allow species movement. Whilst indicative, the identified green infrastructure connections have the potential to result in increased recreational access and disturbance of existing ecological features including habitats and species. The route, design (including the use of appropriate boundary treatments), construction and maintenance of such connections will be crucial in mitigating impacts on biodiversity and ecological connectivity.</p> <p>To ensure continued strategic cross boundary connectivity, adequate/appropriate mitigation and compensation that effectively address the direct and indirect impacts of the</p>

	Fellgate Sustainable Growth Area on biodiversity and ecological connectivity should be required.
Policy SP8: Fellgate Sustainable Growth Area	Consideration should be given to the integrated water management of the River Don catchment, taking account of the River Don Vision and collaborative working within the River Don Catchment Partnership . There may be potential for further collaborative working to identify nature-based solutions to manage the cumulative impact of new development within the catchment in terms of: sustainable drainage systems, flood management, improving water quality, enhancing biodiversity and improving the watercourse environment.
Policy SP8: Fellgate Sustainable Growth Area, part 5iii	The policy should give greater emphasis in respect of hierarchy, with priority being given to pedestrians and cycle movements.
Policy SP8: Fellgate Sustainable Growth Area, part 5iii	Greater commitment should be given to enhancing access to existing local facilities and services, and incorporating convenient bus, pedestrian and cycle routes: suggest removing 'where appropriate' in both cases.
Policy SP8: Fellgate Sustainable Growth Area, part 5v	Reference to Gateshead's network should be made, with clarification given that significant impact on neighbouring authorities local network shall be cost effectively mitigated to an acceptable degree.
Policy SP14: Wardley Colliery and Policy SP25: Infrastructure, Policy SP26: Delivering Sustainable Transport	<p>Gateshead Council welcome the opportunity to comment on the policy.</p> <p>We note the development proposals included within the plan – particularly the housing, including the Fellgate Sustainable Growth Area (separate comments have been provided on the relevant SPD), and employment proposals within the A185, A194, A184 and A19 corridors – particularly the policy for allocation at Wardley Colliery (SP14).</p> <p>In particular relation to Wardley Colliery as a standalone proposal, officers have seen some figures relating to potential traffic generation. However, it is assumed, the figures have been based on a generic B2/B8 use extracted from TRICS, and experience with the likes of IAMP and Amazon at Follingsby would suggest the reality could be very different from this generic approach. There will be a need to fully understand network and development peaks, although appreciate this level of detail will only become available at planning application stage, which it is agreed will be subject to full, more detailed assessment.</p>

Given this, the cumulative impact of the local plan (including Wardley Colliery) will be key to our considerations, together with the identification of mitigation at early stage.

We would wish to see the outputs of any assessments of the potential impact of development proposals on the local highway network has been undertaken – particularly on junctions at Heworth and Whitemare Pool and on routes into Gateshead.

We would also wish to see the outputs of assessment of the impacts of any proposed improvements at Whitemare Pool, which will undoubtedly result in increased traffic flows through the junction, with those flows arriving at the next downstream junction(s) (Leam Lane and Heworth), more quickly.

In addition, we would like to discuss what efforts are being made to encourage active and public transport to/from these locations, in order to minimize car-born trips to these locations reducing that impact on the highway network and widening access to the opportunities provided. we would want clarity on the short, medium and long term strategy for delivery with an understanding of commitment to deliver improvements (or part thereof) prior to developments coming on line.

Bringing these strands together, we would suggest that the provisions of Policy SP26 should extend into neighbouring authorities.

The Council would seek to be involved in discussions around the proposed new Metro stations at Mill Lane and Wardley Colliery - particularly related to access to the stations from adjacent residential areas and employment sites in Gateshead.

The Council will seek to act as a Partner to South Tyneside, as outlined in the text supporting Policy SP25, to deliver a holistic approach to improving travel in the area (ie maximising active and public transport as well as seeking increased capacity). A particular focus for Gateshead will be the Whitemare Pool Junction (A194M / A194 / A184).

	<p>The Council would like to reserve the right to appear at the Examination to discuss the points raised above – however, we are committed to working with South Tyneside Council to resolve this issue, and look forward to agreeing a Statement of Common Ground, which would remove the need to appear.</p>
<p>Policy 24: Safeguarding land at CEMEX Jarrow Aggregates Wharf</p>	<p>The safeguarding of Jarrow Aggregates Wharf is supported. The site is of strategic importance in supplying river sand and gravel to the wider area, which is recognised in the supporting text.</p>
<p>Policy 35: Delivering Biodiversity Net Gain</p>	<p>The council is supportive of the inclusion of a specific policy on BNG, and welcome the opportunity to continue to work together with South Tyneside and Sunderland on ecological issues in preparing the South of Tyne and Wear LNRS.</p>

Appendix 3: Gateshead Council's Consultation Response to South Tyneside's Fellgate SPD Scoping Report Consultation

Gateshead Council welcome the opportunity to comment on the Fellgate Sustainable Growth Area Supplementary Planning Document Scoping Report consultation.

The following response is subject to approval by Cabinet on 19th March.

Section	Comment
General comment	Gateshead Council welcome the opportunity to comment on South Tyneside's draft SPD.
Table 1: Strategic Road Network Modelling	Similar section should be added to reflect consideration of impact on Gateshead's network and identification of suitable mitigation.
Policy SP8: Fellgate Sustainable Growth Area, part 5v	The SPD should make reference to Gateshead's network, with clarification given that significant impact on neighbouring authorities local network shall be cost effectively mitigated to an acceptable degree.