SP8 Fellgate Sustainable Growth Area

Site Capacity and Opportunities Paper (2024)

South Tyneside Council

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1.0

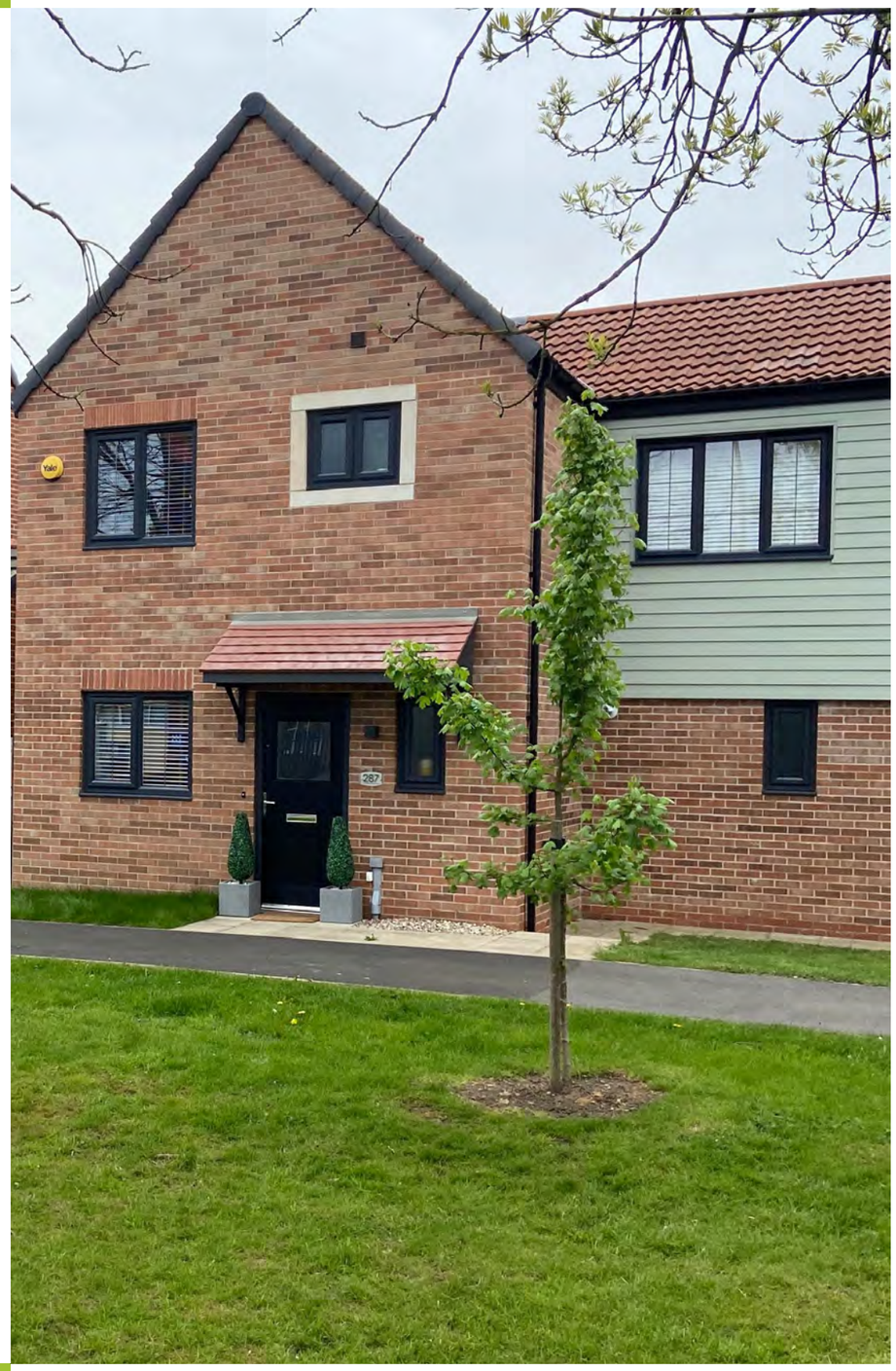
Introduction

This document has been produced as background evidence to support the proposed site capacity of site SP8: Land South of Fellgate.

2.0

Understanding South Tyneside

- Understanding Existing Densities
- Visualising Density Ranges



2.1 UNDERSTANDING EXISTING DENSITIES

The following method was used to develop an understanding of the existing density across South Tyneside, more specifically, the density range in Fellgate and the surrounding wards.

The existing density ranges can be used to inform the appropriate density for future development on Site SP8.

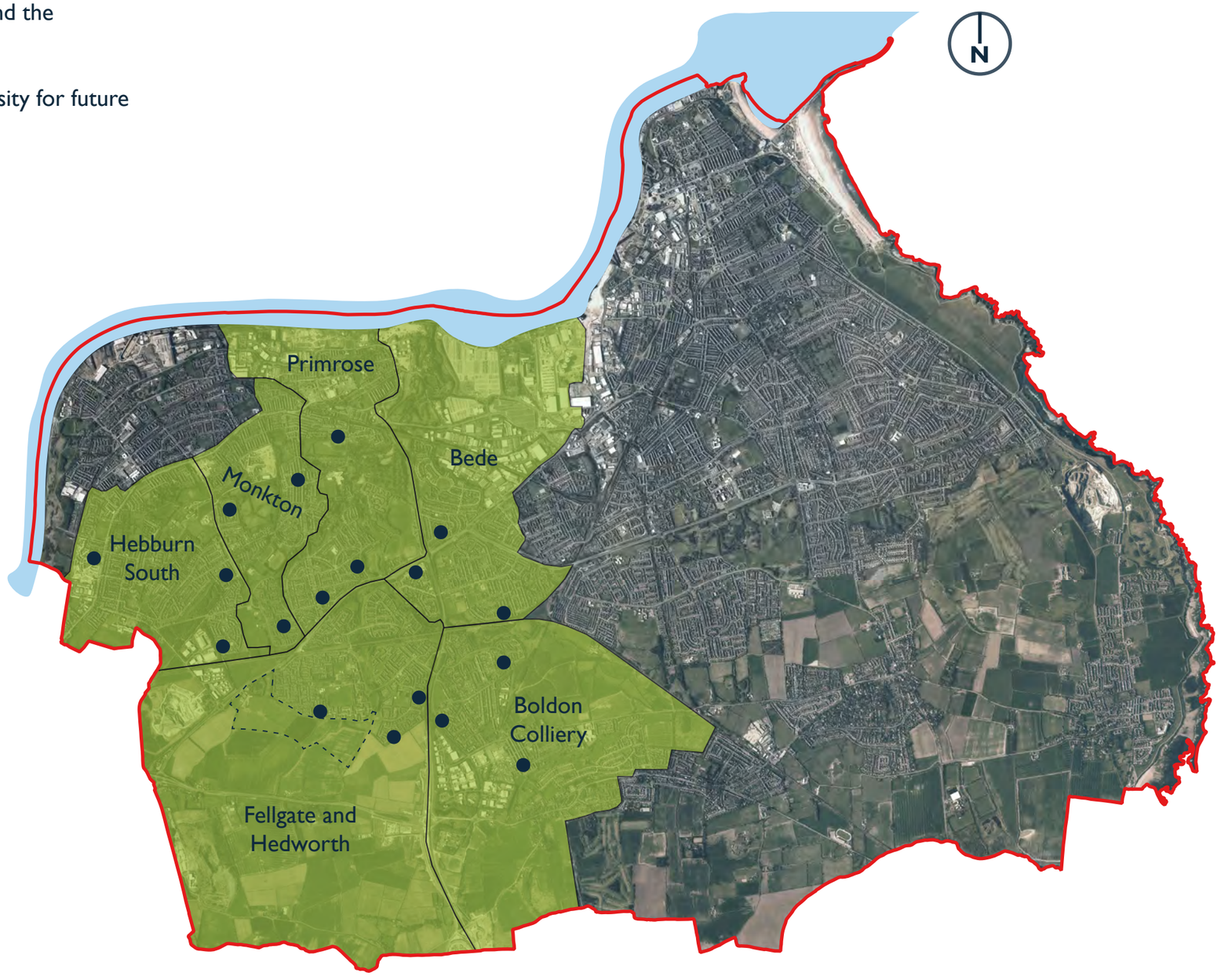
1. Divide the area into the 6 wards

2. Select a range of 1 hectare sample areas that illustrate the predominant development typologies in the ward.

3. Calculate the number of dwellings per hectare (dph) on all of the selected sample areas

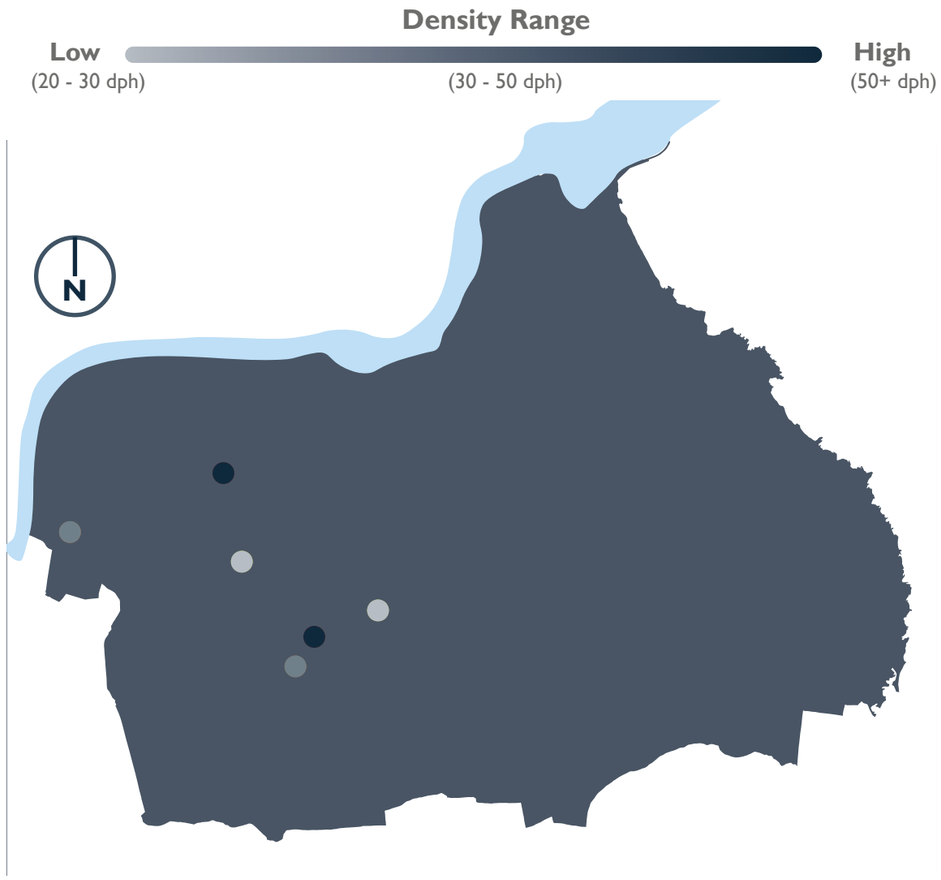
4. Calculate the mean average dph for each ward area based on the sample areas

Ward	Area 01 (dph)	Area 02 (dph)	Area 03 (dph)	Average (dph)
Fellgate and Hedworth	33	41	44	39
Boldon Colliery	30	51	23	34
Bede	37	38	44	40
Primrose	28	38	43	36
Monkton	58	39	62	53
Hebburn South	38	43	35	38



2.2 VISUALISING EXISTING DENSITIES

Following the analysis of the existing densities across the city, below are some of the visual representations of the density ranges. Housing mix and typology, building heights and parking arrangements are key variables to consider when measuring the benchmark density ranges.



Development	Area (ha)	Height (storey)	Unit No. (unit)	Density (dph)	Density Range
York Avenue	2.2	2	58	26	Low
The Cotswolds	3.9	1-2	91	23	Low
Westburn Village	5.4	2-3	195	36	Medium
Lavender Grove	1.8	2	72	40	Medium
Firbanks	1.0	2	60	60	High
Wansbeck Road	0.72	2	42	58	High

Key - Housing Mix

1 Bedroom
2 Bedroom
3 Bedroom
4+ 4 Bedroom or more

Key - Parking

On Street
Drive
Garage

Examples of Low Density in South Tyneside

3 4+

York Avenue

Approx. Area
2.2ha

Average Height
2 storeys

Housing Number
58 units

2 3 4+

The Cotswolds

Approx. Area
3.9ha

Average Height
1- 2 storeys

Housing Number
91 units

Key - Housing Mix

- 1 1 Bedroom
- 2 2 Bedroom
- 3 3 Bedroom
- 4+ 4 Bedroom or more

Key - Parking

- On Street
- Garage
- Drive

Medium Density in South Tyneside

Westburn Village

Approx. Area
5.4ha

Average Height
2-3 storey

Housing Number
195 units

2 3 4+

Lavender Grove

Approx. Area
1.8ha

Average Height
2 storey

Housing Number
72 units

2 3 4+

High Density in South Tyneside

Firbanks

Approx. Area
1.0ha

Average Height
2 storey

Housing Number
60 units

3

Wansbeck Road

Approx. Area
0.72

Average Height
2 storey

Housing Number
57

1 2 3

3.0

Testing Site Capacity

- One Hectare Development Scenarios
- Visualising Density Ranges

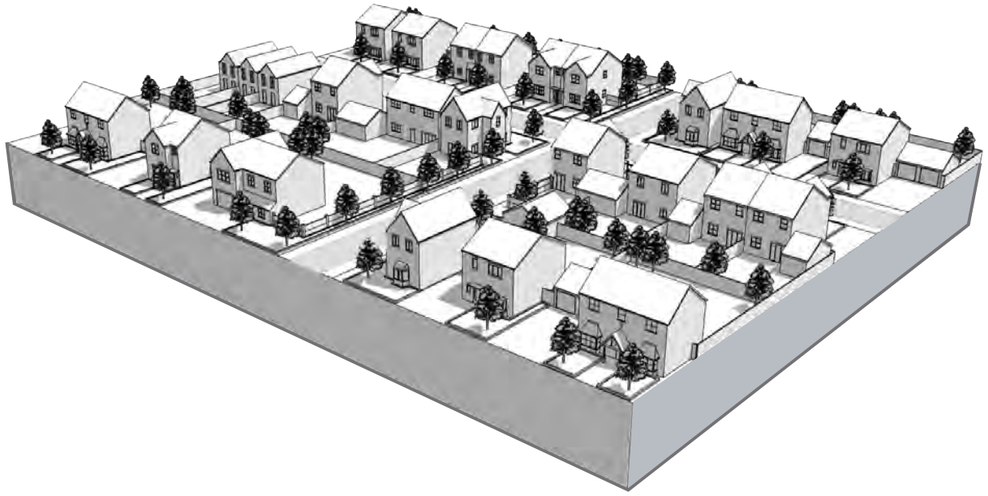
3.1 ONE HECTARE DEVELOPMENT SCENARIOS

Based on the analysis from the previous chapter, three typical one hectare area development scenarios have been developed from the identified density range for the South Tyneside area.

A number of policy and design considerations have been applied to each scenario.

For each scenario, precedent images are used to demonstrate how the density could look on each site, ensuring that good placemaking can be achieved at all density ranges.

3.1.1 Low Density Scenario (25 dph)



2 3 4+

Policy and Design Considerations	
Accessible and Adaptable Housing	All compliant
Nationally Described Spacing Standard	All compliant
Housing Mix	20% 2 bed; 40% 3 bed; 35% 4 bed; 5% 5 bed
Housing Typology	Mostly detached with some semi-detached and limited terraced properties
Height, Scale and Massing	Generally two storey
Residential Amenity	All compliant. Generous front and back gardens

Precedents

St Johns Manor, Newcastle - Storey Homes

Thorpe Paddocks, Durham - Homes by Carlton

Ebbsfleet, Kent - Redrow

Derwethorpe, York - Joseph Rowntree Housing Trust

Ebbsfleet, Kent - Redrow

Orchard Green, Aylesbury - Barratt Homes

Graven Hill, Bicester - Self Build Homes

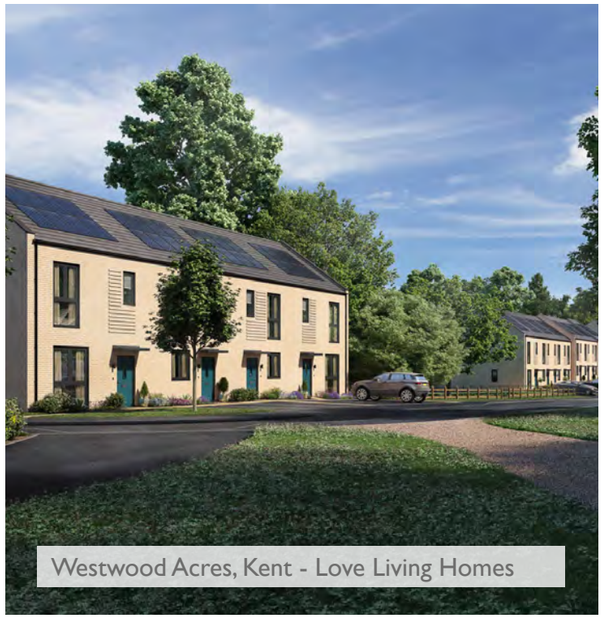
3.1.2 Medium Density Scenario (35 dph)

2 3 4+

Policy and Design Considerations

Accessible and Adaptable Housing	All compliant
Nationally Described Spacing Standard	All compliant
Housing Mix	20% 2 bed; 40% 3 bed; 35% 4 bed; 5% 5 bed
Housing Typology	Mostly semi-detached with some short terraces and de-tached properties
Height, Scale and Massing	Generally two storey and up to 2.5 storey
Residential Amenity	All compliant. Front and back gardens

Precedents



Westwood Acres, Kent - Love Living Homes

Lovedon Fields, Winchester - John Pardley

Westburn Village, Hebburn - Miller Homes

Havannah Park, Hazlerigg - Bellway Homes

College Mews, Hebburn - Bellway Homes

Crowdhill Green, Fair Oak - Bloor Homes

The Maples, Monkton - Barratt Homes

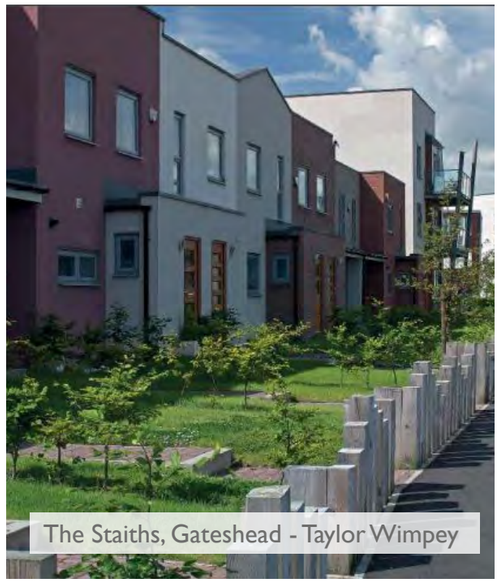
3.1.3 High Density Scenario (50 dph)

2 3 4+

Policy and Design Considerations	
Accessible and Adaptable Housing	All compliant
Nationally Described Spacing Standard	All compliant
Housing Mix	35% 2 bed; 50% 3 bed; 10% 4 bed; 5% 5 bed
Housing Typology	Mostly townhouses and terraced properties
Height, Scale and Massing	Generally 2.5 storey and up to 3 storey
Residential Amenity	Small front gardens

Precedents

Terrace of the Future - HTA Design and Ilke Homes



The Staiths, Gateshead - Taylor Wimpey

Marmalade Lane, Cambridge - TOWN

Amytis Gardens, South Sheilds - Cussins

West End, Morecambe - Place First

Oakfield, Swindon - Nationwide Building Society

Church Lane, Whitburn - Tolent Living

Trent Basin, Nottingham - Sarah Wigglesworth Architects

3.2 SITE CAPACITY CALCULATOR

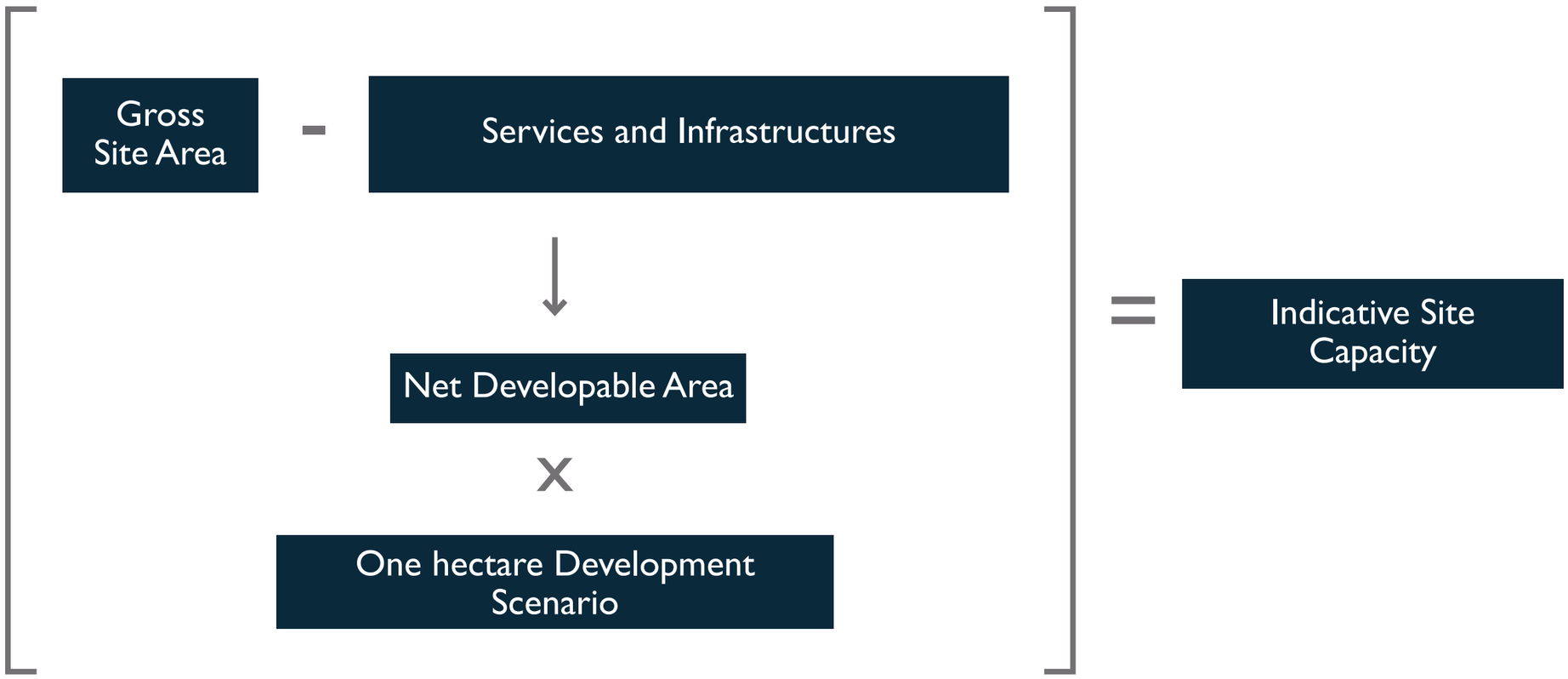
The following diagram presents the capacity testing calculator that has been used to determine the approximate site capacity.

The calculator generates net developable area for the site by deducting the policy requirements and constraints from the Gross Site Area. Then, considering the opportunities for the site, areas appropriate for high, medium and low density development are selected. The calculator uses the one hectare development scenarios for each density, and multiplies this by the size of each area to determine an approximate number of units.

What are services and infrastructure?

To work out the net developable area, existing environmental factors and various supporting infrastructure and services serving the wider area including but not limited to major distributor roads, schools, shopping areas, strategic open spaces etc. would be discounted.

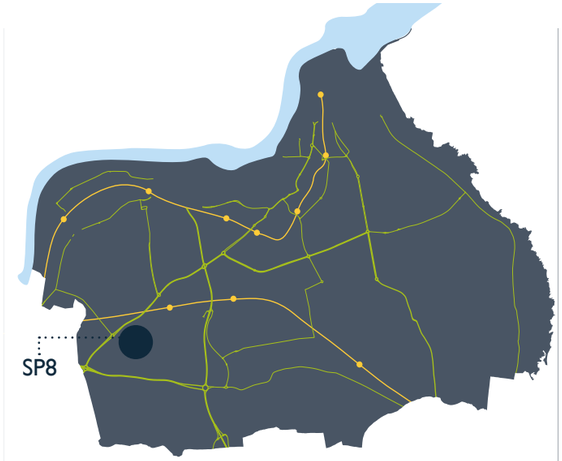
The Capacity Calculator



3.3 SP8 SITE TESTING

3.3.1 Site Profile and Location

Local Plan Ref	SP8
Ward	Fellgate and Hedworth
Gross Site Area	56.3ha



KEY

- Site Boundary
- Main Routes
- Metro Line
- Metro Stations

3.3.2 Net Developable Area

Existing Environmental Factors

- Protected Open Space
- Monkton Burn and Calfclose Burn
- Flood Retention Basins
- Pylons
- Existing Development

Required Infrastructure

- Local Centre with shopping, healthcare and school provision
- Roads

KEY

- Site Boundary
- Existing Development
- Local Centre Requirement
- Powerline and Pylon
- Protected Open Space
- Additional Open Space
- Existing Flood Basins
- Easement to Powerlines (20m each side)
- Land in Greenbelt to accommodate additional open space provision
- Burn

On Site Provision		
Area	Requirement	(ha)
Existing Development	There are existing buildings in the western part of the site.	0.6
Community Facilities	The development should provide a well located and connected local centre, including local retail facilities and opportunities for health care provision.	1.0
	The development should include primary school provision.	2.0
Green Infrastructure and Open Space	Policy 37 - Open Space would require the provision of: 1.75ha Allotments, 4ha of Amenity Green Space, 7.15ha of Parks and Recreation and 1ha of Play Space (Children and Youth spaces combined). In this case, the 5ha required of Accessible natural green space could be provided within the greenbelt land, along with some of the Parks and Recreation provision.	8.7 (+ powerline offset)
Powerline Offset	There are powerlines running through the site, development cannot be placed directly under these, and for safety an easement of 40m has been added. This area would count towards the Open Space requirement.	5.3
Strategic Road Network	Required (approx 10% site area)	5.0
SUDS Provision	There are existing areas on site. 0.4ha provision is outside of the open space. Additional SUDS provision areas could be provided within the open space provision and in the greenbelt.	0.4
Total Area Taken		**23**
Net Developable Area		**35**

3.3.3 Site Opportunities

High Density

The most appropriate areas for higher densities will be close to local services, public transport stops and existing development.

Medium Density

It is envisioned that most of the site would be suitable for medium density development.

Low Density

Low density housing can be used on the greenbelt edge of the development to help the built from blend into the adjacent landscape. Lower density areas can be landscape led with areas of planting and large green front gardens to soften the edge of the development.

KEY

- Site Boundary
- Potential Open Space
- Burn
- Connections to Local Facilities
- Powerline and Pylon
- Existing Pedestrian Network
- Potential Pedestrian Connections
- Existing Cycle Network
- Potential Cycle Connections
- Views Over Green Space
- Providing New Frontages
- Bus Stop
- Fellgate Metro
- Community Facility
- Primary School
- Local Shop Provision
- Healthcare Provision

3.3.4 Indicative Locations for Density

KEY

- Site Boundary
- Existing Development
- Local Centre Requirement
- Burn
- Open Space Provision
- Flood Retention Basins
- Easement to Powerlines (20m each side)
- Powerline and Pylon
- High Density (50dph)
- Medium Density (35dph)
- Low Density (25dph)

CAPACITY CALCULATOR

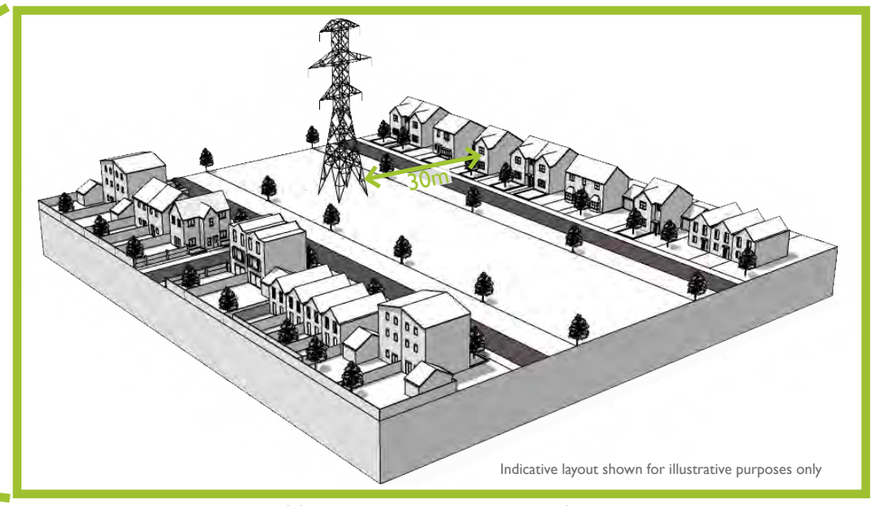
Density	Approx Area (ha)	Number of Units
High (50dph)	5	250
Medium (35dph)	20	700
Low (25dph)	10	250
	TOTAL	**1,200**

The National Design Guide (2021) and the National Model Design Code (2021) state that 'well-designed places use the right mix of building types, forms and scale of buildings and public spaces for the context and the proposed density, to create a coherent form of development that people enjoy. They also adopt strategies for parking and amenity that support the overall quality of the place.'

A range of density (low, medium and high range) with reference to the surrounding areas have been tested on this site to inform the indicative site capacity, taking into account all the relevant guidance and best practices in design and other specialist areas, where possible.

In an actual layout, it is recognised that there will be a range of densities within each scenario. The proposed development should take into consideration and demonstrate compliance with guidance and principles to inform the development quantum to create a well-designed place as envisaged by this study.

3.3.5 Indicative Layout and Block Plan



The net site area excludes a 20m easement to each side of the pylon. However, the actual distance between any pylon and housing will be increased through the positioning of driveways and gardens, footpaths and local access roads.

KEY

- Site Boundary
- Existing Development
- Local Centre Requirement
- High Density (50dph)
- Medium Density (35dph)
- Low Density (25dph)
- Open Space Provision
- Potential SUDs Areas
- Burn
- Easement to Powerlines (20m each side)
- Potential Site Access
- Main Vehicle Routes
- Secondary Routes
- Existing Pedestrian Network
- Proposed Pedestrian Connections
- Existing Cycle Network
- Proposed Cycle Connections
- Bus Stop
- Natural Green Space
- Local Shop
- Primary School Provision
- Healthcare Provision
- Allotments
- Parks and Amenity Green
- Play Space
- Fellgate Metro
- Powerline and Pylon

4.0

The Importance of Placemaking

- National Guidance
- Design Principles for Site SP8
- Relationship with the Greenbelt
- Landscape and Open Space Precedents

South Gardens, Elephant Park - Gillespies

4.1 NATIONAL GUIDANCE

4.2 DESIGN PRINCIPLES FOR SITE SP8

Create recreational routes through the site which connect with the wider areas (residential and greenbelt) with opportunities for play and biodiversity enhancements.

Maximise views over the surrounding green space.

Take design cues from the surrounding residential context.

Incorporate landscaping as an integral part of the design, with street trees and 'play on the way' features.

Create buildings at a scale and mass in keeping with the wider area.

Provide a new local centre, accessible via active travel within the boundary of the site, with provision for shopping, healthcare and a primary school.

4.3 RELATIONSHIP WITH THE ADJACENT GREENBELT

KEY

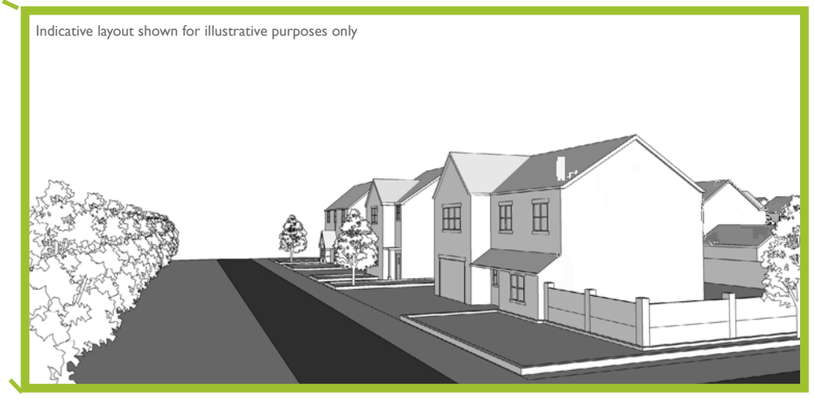
- Site Boundary
- Potential Open Space
- Burn
- Connections
- Frontage to Greenbelt
- Natural Green Space
- Parks and Amenity Green
- Play Space
- Recreational Route
- Biodiversity Enhancements

For any scheme proposed on this site, a key consideration will be the relationship to the adjacent greenbelt land. In some areas, it is envisioned that lower density housing, with generous green front gardens and street tree planting should front onto the greenbelt. In others, it may be more appropriate to use tree and vegetation planting to reduce the visual impact of the development on the Greenbelt land.

The site should provide connections through to greenbelt land so that residents can access natural green space. There is also an opportunities to provide facilities such as playing parks in the greenbelt adjacent to the site.

Development on this site has the opportunity to offer site-based compensatory improvements such as:

- Enhancement to Monkton Burn and Calfclose Burn, this could be in the form of new recreational routes.
- Biodiversity enhancements to the south to join up wildlife corridors.
- Improved connectivity for people and nature.
- Establishing a new public right of way across the site to the south.
- Include the use of native hedgerows and wildflower strips.



4.4 LANDSCAPE AND OPEN SPACE PRECEDENTS

Priors Hall Park, Northamptonshire - Urban & Civic

Oakfield, Swindon - Nationwide Building Society

Great Park, Newcastle - NGP Consortium

Native Hedgerow, North of SP8

The Green, Hartlepool - Place First

Spatial Planning
South Tyneside Council
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RL

Further information can be found at https://www.southtyneside.gov.uk/article/35959/Planning-and-environment

Various resources linked to in this document could change in future following adoption. All links are up to date as of May 2022.

South Tyneside Council