

- # Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report (January 2024)



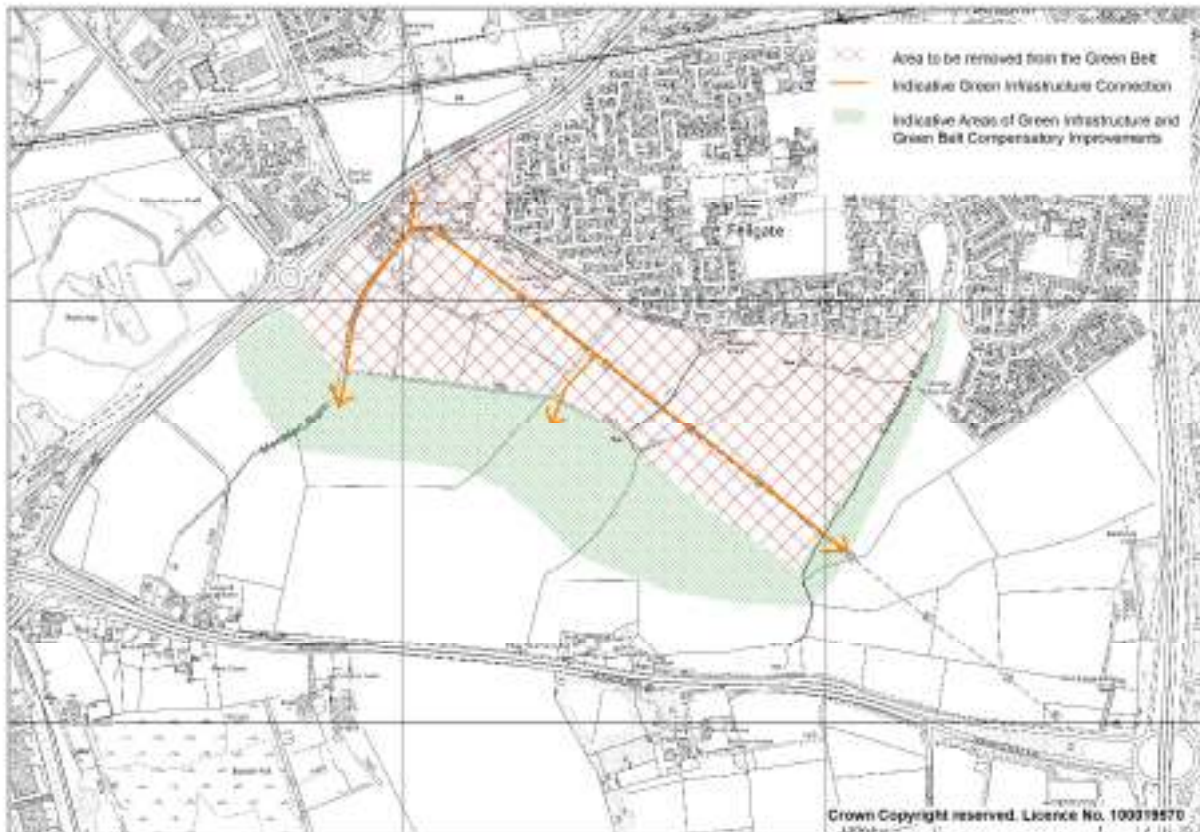
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INTRODUCTION

- 2.1 South Tyneside Council is currently in the process of preparing its Local Plan. The Publication draft Local Plan is currently being consulted upon alongside this Scoping Report and identifies Policy SP8: Fellgate Sustainable Growth Area as an area for the creation of a new sustainable community.
- 2.2 South Tyneside Council intends to produce and formally adopt a Supplementary Planning Document (SPD) to guide the development of the Fellgate Sustainable Growth Area. The SPD will ensure the site allocation meets its potential and realises both the council's and the local community's aspirations, by providing the framework for a comprehensive approach to its development.
- 2.3 This scoping report acts as an opening consultation paper to discuss the relevant issues, themes and the potential format the SPD may take going forward.

Fig.1 Fellgate Sustainable Growth Area – Site Location



PURPOSE OF THE SPD

- 2.4 The purpose of an SPD is to expand policy or provide further detail and support for policies in a Development Plan. An SPD does not have Development Plan status, but it can be accorded significant weight as a material planning consideration in the determination of planning applications. The provisions of an SPD cannot therefore be regarded as prescriptive, but it can provide a tool in the interpretation and application of policy.
- 2.5 It is intended that the SPD provides detailed advice on how policy SP8 will be applied and will:
- detail the Council’s visions and aspirations for Fellgate Sustainable Growth Area;
 - facilitate the delivery of Fellgate Sustainable Growth Area to ensure that the site is delivered in a comprehensive and coordinated manner; and
 - provide a basis for informed and transparent decision making on planning applications.
- 2.6 The purpose of this scoping report is to engage stakeholders and seek views on the proposed SPD. The Council welcomes any comments on the scope of the SPD.

PREPARING THE SPD

- 2.7 This Fellgate Sustainable Growth Area Supplementary Planning Document (SPD) Scoping Report has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.8 Additional assessments for the SPD Scoping Report have not been produced at this stage. However, the Publication draft Local Plan and Policy SP8 have been subject to the following assessments through the preparation of the Publication draft Local Plan:
- Sustainability Appraisal (SA) – incorporating Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA)
 - Habitats Regulations Assessment (HRA)
- 2.9 Depending on implementation dates, the SPD may be subject to an Environmental Outcomes Report instead of an SA/SEA if this is the requirement set out within national legislation and policy at the time of preparation.

Public Consultation

- 2.10 The SPD Scoping Report will be subject to six weeks of formal public consultation in line with the Council’s Statement of Community Involvement and any comments received during that time will be analysed and incorporated into the SPD where appropriate. Consultation will take place between 15th January 2024 and 25th February 2024.

POLICY CONTEXT

NATIONAL POLICY: NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 The National Planning Policy Framework (NPPF) (2023) provides the Government's National Planning Policy for England.
- 3.2 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. This requires Local Planning Authorities (LPAs), via local plans, to seek opportunities to meet the development needs of their area. As part of this process, the NPPF encourages the allocation of larger sites.
- 3.3 Paragraph 73 of the NPPF recognises that the supply of a large number of new homes can often be best achieved through planning for larger scale development such as new settlements or within existing villages and towns, provided that they are well located and designed and supported by the necessary infrastructure and facilities.
- 3.4 Working with the support of their communities and with other authorities if appropriate, strategic policy making authorities should identify suitable locations for such development where it is recognised that this can help to meet identify needs in a sustainable way. In doing so they should:
 - a) Consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;
 - b) Ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment) or in larger towns to which there are good access;
 - c) Set clear expectations for the quality of the development and how this can be maintained (such as by following garden city principles) and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;
 - d) Make a realistic assessment of likely rates of delivery, given the lead in times for large scale sites and identify opportunities for supporting rapid implementation (such as through joint ventures or locally led development corporations); and
 - e) Consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.

SOUTH TYNESIDE LOCAL DEVELOPMENT FRAMEWORK AND EMERGING LOCAL PLAN

- 3.5 The current South Tyneside adopted statutory development plan is a suite of Local Development Framework (LDF) documents. These are being reviewed through the new Local Plan.

- 3.6 The South Tyneside LDF Core Strategy Development Plan Document (DPD) was adopted in 2007. The Development Management Policies DPD was adopted in 2011. The Development Plan also consists of site-specific Area Action Plans covering South Shields Town Centre and Waterfront, Central Jarrow, and Hebburn Town Centre.
- 3.7 South Tyneside Council is currently in the process of preparing its new Local Plan. A Regulation 18 Local Plan was published for consultation in June 2022.
- 3.8 A Regulation 19 draft of the plan is subject to consultation alongside this SPD Scoping Report. The Publication draft Local Plan refers to the Fellgate Sustainable Growth Area in Policies SP3 and SP8:

Policy SP3: Spatial Strategy for Sustainable Development

To meet the identified needs in Policy SP2 and to facilitate sustainable growth, the Plan will:

1. Support the sustainability of existing communities by focusing growth within the Main Urban Area including South Shields, Hebburn and Jarrow
2. Secure the sustainability and vitality of the villages of Cleadon, Whitburn Village and the Boldons by supporting growth which respects the distinctive character of each village
3. Encourage the re-use of suitable and viable brownfield land and, where appropriate, encourage higher development densities.
4. Ensure the delivery of housing in sustainable locations through the allocation of sites in the Main Urban Area and by amending the Green Belt boundary to allocate Urban and Village sustainable growth areas
5. Create a new sustainable, community within the Fellgate Sustainable Growth Area (Policy SP8) by providing homes and community facilities.
6. Prioritise the regeneration of South Shields Riverside, South Shields Town Centre, Fowler Street Improvement Area, and the Foreshore Improvement Area
7. Prioritise economic development in designated Employment Areas, including the Port of Tyne, that are accessible by a range of transport modes and allocate additional land at Wardley Colliery
8. Enhance and strengthen green infrastructure, ecological networks and Green Belt throughout South Tyneside and between neighbouring authorities.

Policy SP8: Fellgate Sustainable Growth Area

1. Land south of Fellgate is allocated as a sustainable urban extension and will be removed from the Green Belt as shown on the Policies Map and Inset Map 9. The allocation will deliver approximately 1200 homes and supporting infrastructure and community facilities.
2. Development is required to be comprehensively master planned through the Fellgate Sustainable Growth Area Supplementary Planning Document to be prepared by the Council.

3. To ensure that a cohesive development is delivered, the Council will only approve a planning application that adheres to the Fellgate Sustainable Growth Area Supplementary Planning Document and delivers the necessary local and strategic infrastructure.
4. Development at Land south of Fellgate will be permitted in accordance with the principles set out below and other relevant policies within the Local Plan.
5. Development of this new sustainable community shall:
 - i. Provide a mix of house types, tenures and sizes, including 25% affordable housing and self/custom build housing opportunities, in accordance with Policies 19 and 20, with higher densities being close to the public transport network and local centre.
 - ii. Make provision for a well located and connected local centre providing social and community infrastructure of a scale proportionate to the nature of the development and to address local needs. The local centre shall include:
 - a) primary school provision
 - b) opportunities for health care provision.
 - c) local retail facilities
 - iii. Embed sustainable and active travel options and reduce the dominance of car traffic and improve permeability by:
 - a) Enhancing access to existing local facilities and services, where appropriate
 - b) Incorporating convenient and where appropriate, segregated, safe, and high-quality bus, pedestrian, and cycle routes within the site that connects to existing networks within South Tyneside and neighbouring authorities where possible
 - c) Providing access to the remaining Green Belt
 - d) Enhancing access and facilities for pedestrians and cyclists to Fellgate Metro Station
 - iv. Deliver vehicular access roads to the site, from:
 - a) Mill Lane roundabout on the A194;
 - b) Durham Drive.
 - v. Ensure that there are no unacceptable impacts on highway safety or severe residual cumulative impacts on the wider strategic road network in terms of capacity and congestion, including mitigating the impact of the development at White Mare Pool Roundabout.
 - vi. Protect and strengthen the remaining Green Belt by:
 - a) Creating a new defensible Green Belt boundary: and
 - b) Delivering improvements to biodiversity and habitat connectivity.
 - vii. Delivering a well-connected network of good quality green and blue infrastructure provision, including walking and cycling infrastructure, recreational open space and play provision within the

development site boundary and within the remaining Green Belt where compatible with the purposes of the Green Belt.

- viii. Avoid and mitigate the impact of the development on biodiversity, wildlife corridors and ecological designations and where possible enhance through ecological mitigation, compensation and biodiversity net gain delivery in accordance with Local Plan policies 33, 34, 35 and 36.
- ix. Protect existing sustainable urban drainage systems (SuDS) and incorporate new, appropriately designed SuDS. Any surface water should discharge into Monkton Burn and Calf Close Burn.
- x. Embed sustainable and high-quality design principles throughout the site and be in accordance with the design code principles set out in the Fellgate Sustainable Growth Area Supplementary Planning Document.

FELLGATE SUSTAINABLE GROWTH AREA - CONTEXT

3.9 Land south of Fellgate has been identified as a suitable and sustainable urban extension within the Publication draft Local Plan (2024). This strategic allocation represents a unique opportunity within South Tyneside to deliver an exemplary new community which will deliver a range of housing and infrastructure for residents and embed sustainable development principles throughout the site.

3.10 The South Tyneside Exceptional Circumstances paper demonstrates that exceptional circumstances exist for releasing land from the Green Belt. To support the allocation of land south of Fellgate, it is proposed to amend the Green Belt boundary through the Local Plan.

3.11 The boundary for the allocation has been informed by the Green Belt Study, which is an independent assessment of the 'harm' of releasing land from the Green Belt to accommodate potential development needs. It concludes the least harm to the Green Belt is at the northern edge of the land parcel adjacent to the existing urban area.

SCOPE OF THE SPD

- 4.1 Due to the scale and opportunity for development, a comprehensive masterplan and design code in the form of a Fellgate Sustainable Growth Area Supplementary Planning Document will be produced. The SPD will support Publication draft Local Plan policy SP8 and will:
- Provide a vision and strategic objectives for the site;
 - Establish a new defensible Green Belt boundary;
 - Propose compensatory improvements to offset the loss of land from the Green Belt;
 - Define key development principles to ensure a strategic approach to delivery;
 - Provide a masterplan framework, incorporating a design code and principles to ensure a high standard of design;
 - Identify requirements for and provide a broad strategy to deliver supporting physical and social infrastructure;
 - Set out requirements for green and blue infrastructure

SUPPORTING EVIDENCE

- 4.2 South Tyneside Council has prepared a background evidence document in support of the Policy SP8 in the Publication draft Local Plan (2024). The SP8 Fellgate Sustainable Growth Area – Site Capacity and Opportunities Paper (2024) provides an indicative overview of the Fellgate Sustainable Growth Area and provides a baseline for some of the key considerations and opportunities which could inform the emerging SPD.
- 4.3 In support of the Publication draft Local Plan, the council has also prepared a suite of evidence base documents which should be read alongside this scoping report and the SP8 Fellgate Sustainable Growth Area – Site Capacity and Opportunities Paper (2024)

Table 1: Evidence base documents supporting the preparation of SP8 Fellgate Sustainable Growth Area

Evidence Base Document	Purpose
South Tyneside Green Belt Study	A parcel-by-parcel analysis of variations in harm to the Green Belt purposes that would result from the release of land for development, together with consideration of any variations in harm associated with the release of specific SHLAA sites. The study identifies mitigation measures for those sites allocated in the Local Plan and sets out ways in which the impact of removing

	this land from the Green Belt can be offset through compensatory improvements.
Strategic Road Network Modelling	Strategic road network modelling has been undertaken for the Publication draft Local Plan. The Council is working with National Highways to determine the impacts the developments could have on the Strategic Highways Network.
Viability Assessment	A Viability Assessment has been undertaken to ensure that Local Plan policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the Plan.
Strategic Flood Risk Assessment (SFRA)	The Stage 1 SFRA provides a robust appraisal of the extent and nature of flood risk from all sources of flooding, now and in the future, taking into account the effects of climate change and its implications for land use planning over the Plan period.
Infrastructure Delivery Plan (IDP)	The Infrastructure Delivery Plan (IDP) identifies the borough's infrastructure requirements including social, physical and green infrastructure over the Plan period. It sets out what is needed, where it is needed and when it is needed. The Council will consider preparing a specific IDP for the Fellgate Sustainable Growth Area.
Sustainability Appraisal (SA)	A Sustainability Assessment has been prepared to appraise the social, environmental and economic effects of the Plan from the outset. In doing so, it will help ensure that decisions are made that contribute to achieving sustainable development.

TIMESCALES AND NEXT STEPS

5.1 There are four stages to preparing an SPD as shown below in Table 2. The SPD will be prepared in tandem with the emerging South Tyneside Local Plan and will follow a similar programme.

Table 2: The stages of SPD preparation

	Process	Timescales
Stage 1	<ul style="list-style-type: none">• Preparation of supporting evidence	<ul style="list-style-type: none">• Ongoing
Stage 2	<ul style="list-style-type: none">• Scoping Report consultation (6 weeks)	<ul style="list-style-type: none">• January 15th – February 25th 2024
Stage 3	<ul style="list-style-type: none">• Draft SPD• Statutory Consultation	<ul style="list-style-type: none">• Summer 2024
Stage 4	<ul style="list-style-type: none">• Finalise documents• Adopt SPD	<ul style="list-style-type: none">• This will be subject to the Local Plan examination timetable

CONSULTATION

5.2 As part of the process for delivering the Fellgate Growth Area SPD, comments are invited in response to the Scoping Report consultation.

5.3 You can have your say by making comments online via a dedicated Local Plan consultation portal which will be available online from 15th January 2024 at www.haveyoursay.southtyneside.gov.uk

5.4 If you choose not to use the consultation website, then please email your responses to local.plan@southtyneside.gov.uk or print them off and post them to:

Spatial Planning, South Shields Town Hall & Civic Offices, Westoe Road, South Shields, NE33 2RL.

contact

 | (0191) 424 7666

 | local.plan@southtyneside.gov.uk

 | www.southtyneside.gov.uk

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