

Strategic Allocations

Map 8 Urban and Village Sustainable Growth Areas



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5.14 In accordance with the Plan's chosen spatial strategy and housing distribution, SP7 Urban and Village Growth Areas allocates a number of Green Belt sites for development. To support these allocations, the Green Belt boundary will be amended through the Local Plan.

5.15 The South Tyneside Exceptional Circumstances paper demonstrates that exceptional circumstances exist for releasing land from the Green Belt release. The boundary for the allocations has been informed by the South Tyneside Green Belt Study (2023), which is an independent assessment of the 'harm' of releasing land from the Green Belt to accommodate potential development needs.

5.16 New, well-defined and robust boundaries will bolster the permanence of the Green Belt and provide a more robust barrier to future encroachment. This will be achieved by good design.

5.17 Compensatory improvements to offset the loss of land from the Green Belt may include new or enhanced green infrastructure, woodland planting, landscape and visual enhancements, improvements to biodiversity, new or enhanced walking or cycling routes and improved access to new, enhanced or existing recreational and playing field provision.

Potential mitigation and enhancement measures for the Green Belt allocations are outlined in the South Tyneside Green Belt Study (2023) and the South Tyneside Green and Blue Infrastructure (GBI) Strategy (2023)

5.18 The allocated sites will be developed to a high standard to make them attractive and sustainable places to live.

Fellgate Sustainable Growth Area

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.