

Gateshead Council's Responses to ExQ4 of TR010031

4.0.1 – The proposals referred to in the representation have been the subject of robust consideration through the formal planning application process. The existing conditions have been fully assessed and mitigation secured (subject to the signing of a s106 agreement) where deemed necessary and in accordance with local and national planning policy. This includes, for example, some £1.7 million of works associated with the new housing scheme at Kibblesworth.

Other points of relevance are:

- The Council work closely with Highways England on planning and development matters. This collaboration takes place throughout the process, from the strategic local plan stage through to advice on detailed planning applications;
- Cumulative impacts are taken into consideration both at a strategic level, as part of the local plan process, and in relation to individual planning applications, where applicants are required to take into account impacts of committed as well as existing development;
- Comments relating to the regional hub (DC/20/00123/FUL) are no longer relevant. Following discussions with the applicant concerning the highway impacts of this scheme together with other planning issues the planning application has been withdrawn. It is understood a possible alternative site in Blaydon has now been identified for this facility;
- There is reference to vacant plots on Team Valley. A number of these are already subject to ongoing planning discussion to allow the sites to be brought back into use.

4.2.1 – (b) The Council agrees that North Farm should be classed as a non-designated heritage asset. It retains the plan layout of the farm and outbuildings, within much of its original setting (the main intervention being the A1 itself and railway line). The buildings themselves are altered i.e. rendered, plastic windows, different window design etc. but this does not detract from its function as a farm and layout. In addition, it positively contributes to the significance of Lamesley Conservation Area.

(c) The proposed scheme will not have any permanent effects on the significance of the farm as a non-designated heritage asset. The impacts on views and setting are limited to the period of construction and will be reversed upon reinstatement of the landscape at the end of the scheme. The NPPF is clear that regard should be had to the scale or any harm or loss and the significance of the heritage asset. In this instance the harm is reversible and temporary in nature.

4.2.2 – The Council agrees with REP4-058 chapter 3.

4.3.1 – The proposed additional land identified for temporary stockpiling of material is situated within a designated Wildlife Corridor and less than 500m of several Local Wildlife Sites including the River Team.

The site is dominated by short grazed pasture prone to seasonal localised flooding. A mature hedgerow extends approx. 160m north west from Smithy Lane. Habitats within and immediately adjacent the site have the potential to support statutorily protected and priority/notable species.

The site forms part of a complex of predominately open habitats within the Team Valley which supports an important assemblage of breeding, passage and wintering waders and wildfowl.

Use of the land for the temporary stockpiling of material has the potential to result in a range of direct and indirect adverse impacts on biodiversity, including designated sites, priority habitats, protected and priority species, and ecological connectivity.

The site should be subject to an appropriate level of ecological survey and assessment to determine the likely impacts of the proposals on biodiversity and ecological connectivity; and to allow an appropriate scheme of avoidance, mitigation, compensation and enhancement measures to be developed; and measurable biodiversity net gains to be achieved in accordance with national and local planning policy.