

SOUTH TYNESIDE

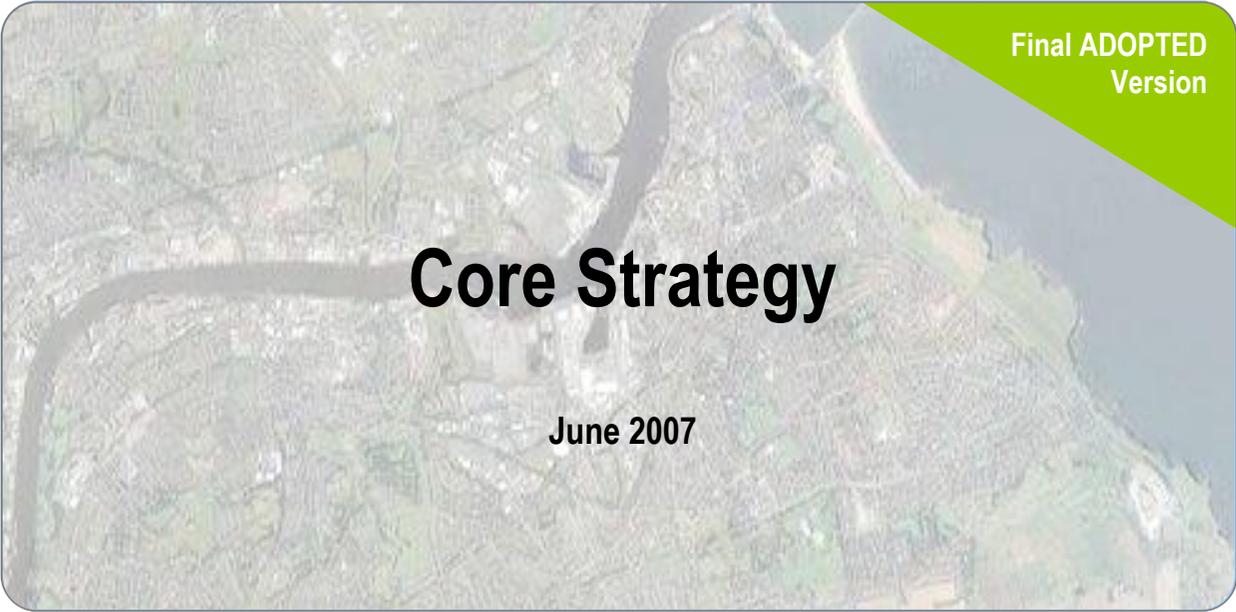
local development framework

THE NEW DEVELOPMENT PLAN FOR YOUR BOROUGH



South Tyneside Council





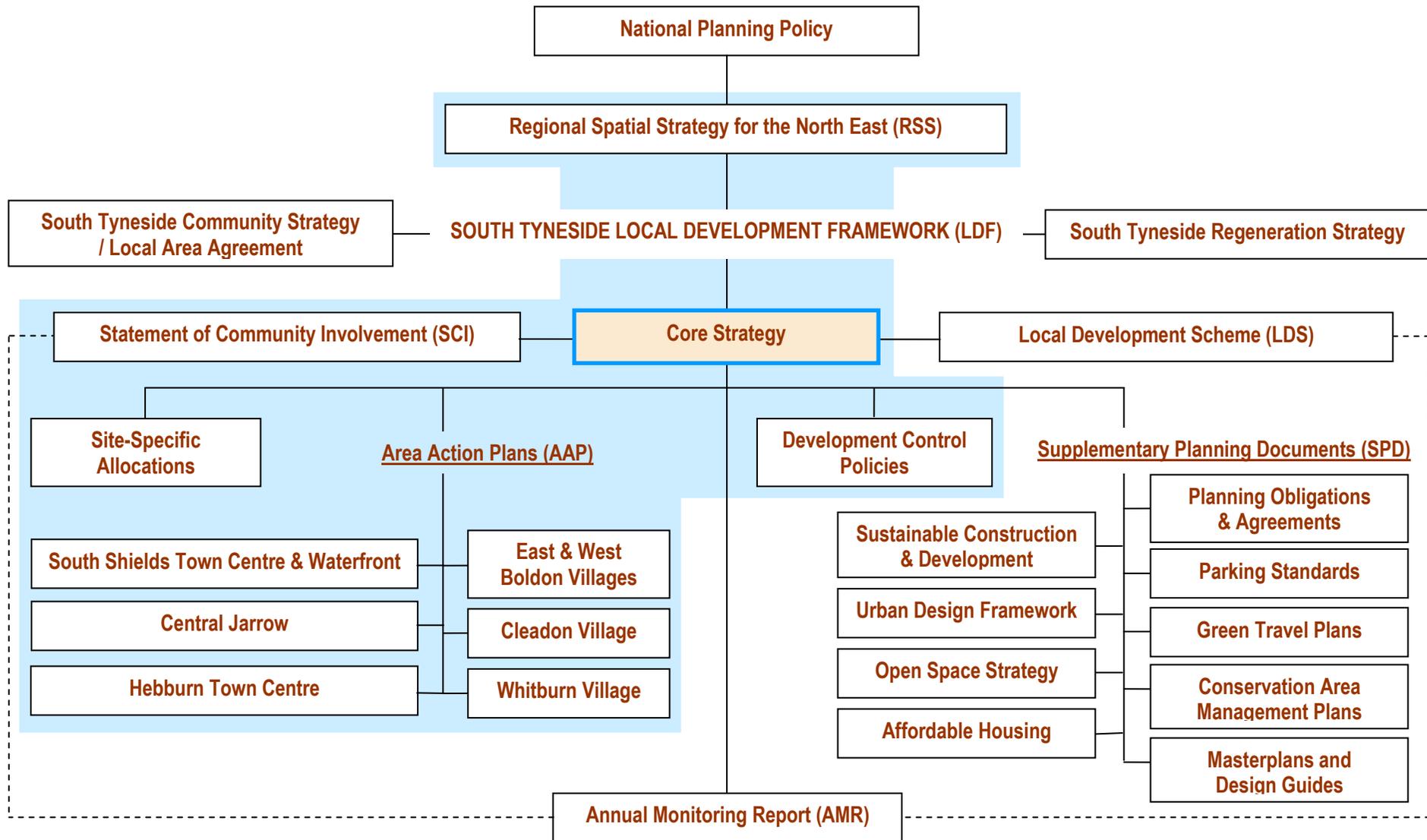
Final ADOPTED
Version

Core Strategy

June 2007

Approved by Full Council on 28 June 2007

South Tyneside Local Development Framework – Family Tree

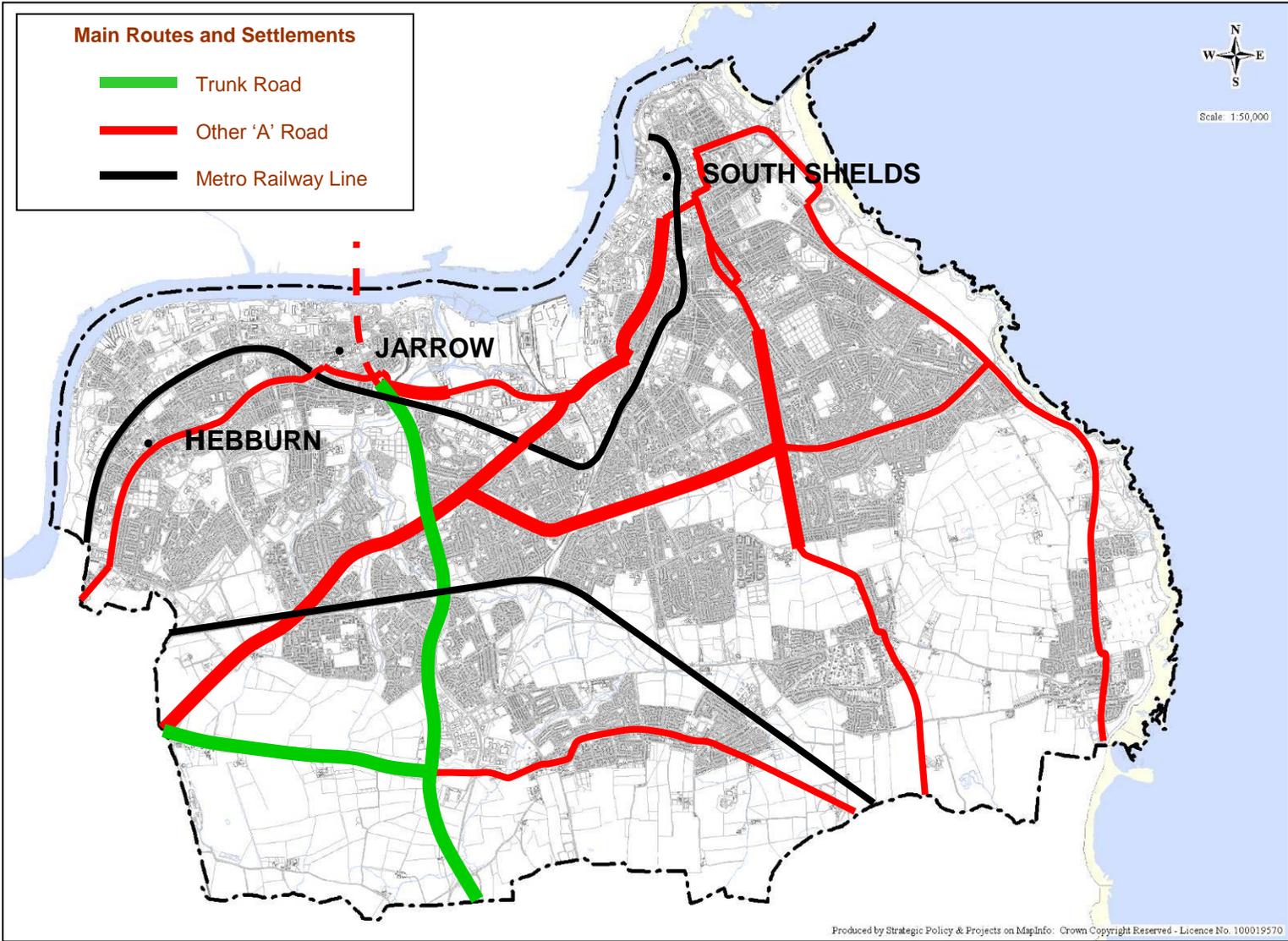


- the statutory Development Plan

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Borough-wide Map showing the South Tyneside plan area, main settlements and principal transport links



South Tyneside Local Development Framework – Core Strategy

[South Tyneside Local Development Framework](#)

[Local Development Scheme \(LDS\)](#)

[Core Strategy](#)

[Regional Spatial Strategy for the North East \(RSS\)](#)

[South Tyneside Community and Neighbourhood
Renewal Strategy / Local Area Agreement](#)

[South Tyneside Regeneration Strategy](#)

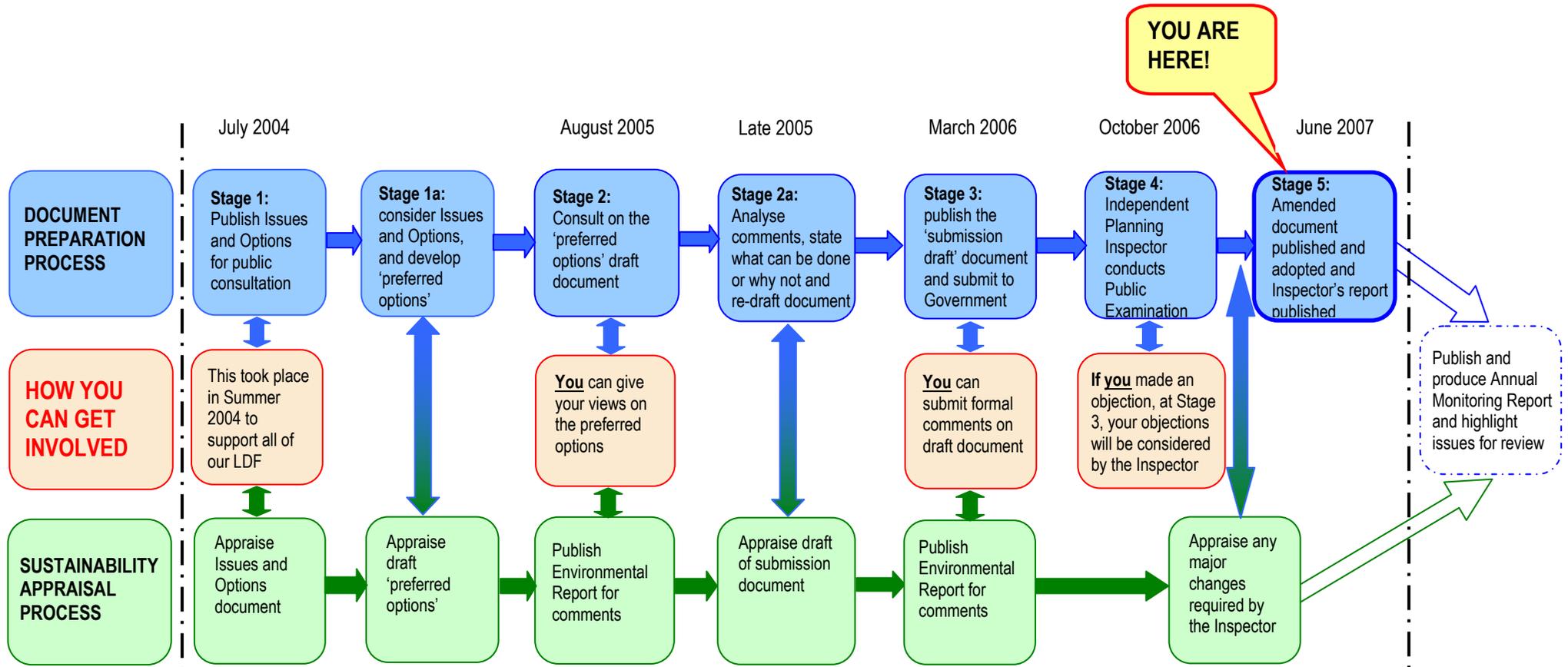
Introduction

- 1.1 Everything we do is about achieving “**a better future for South Tyneside’s people**”. That is our vision for the Borough. To deliver a better future, one of our big challenges is to make South Tyneside a place where people choose to live, work and visit. This means developing new and exciting buildings whilst preserving our beautiful coastline and countryside. It also means ensuring a quality range of: homes; shops and businesses; parks and public spaces: all linked by an excellent transport system. All of these things need to be delivered through the planning system, and in particular the **South Tyneside Local Development Framework**, which will guide the future development and use of land and buildings in the Borough over the next 10-15 years, replacing the existing Unitary Development Plan (UDP).
- 1.2 The LDF will set out the strategy, policies and proposals by which all planning applications for development will be assessed. It will be a blueprint for the economic, social and environmental transformation of the Borough, taking forward the vision of **South Tyneside’s Regeneration Strategy**, and providing the framework for proactively implementing those aims and objectives of the Council’s **Community Strategy** that affect the use of land and buildings. National planning policy and **Regional Spatial Strategy** also influence the LDF. For the avoidance of doubt all references to Regional Spatial Strategy policies in this document refer to the Submission Draft document.
- 1.3 This Core Strategy lies at the heart of the Local Development Framework and will set out the overall direction for the plan and drive forward this blueprint for the future.
- 1.4 This plan has been assessed on how well it meets a number of social, economic and environmental criteria in a process known as Sustainability Appraisal. This has helped to improve the policies in this plan and in turn, developments that happen as a result. A diagram that explains this process is shown on page 4 of this document.
- 1.5 The Core Strategy has been subject to an Appropriate Assessment as required by Articles 6(3) and 6(4) of Directive 92/43/EEC on the Conservation of Natural Habitats and of wild Flora and Fauna (the Habitats Directive) and emerging regulations. The directive and emerging regulations provide an assessment framework which will inform subsequent land use plans. The Council will undertake Appropriate Assessment on all emerging Development Plan Documents and Supplementary Planning Documents and these will include, where appropriate, criteria-based policies to ensure that any adverse impacts on the integrity of any sites designated as being of international or European importance for biodiversity are properly addressed.



to consider whether the Core Strategy is a ‘sound’ document and address concerns raised during consultation at the Submission Draft stage. This resulted in a need to publish and consult on two sets of modifications in October and November 2006. These modifications introduced a new policy on Gypsies and Travellers and responded to proposed changes arising as a result of the Examination in Public of the Regional Spatial Strategy in 2006. It also made other changes to clarify some of the policies and text in this document, mainly to address concerns raised during consultation on the Submission Draft Core Strategy. Any objections that were not resolved by these further changes were a focus for discussions held between the Council, objectors and the Inspector. This has resulted in some minor modifications being agreed by all parties before the adoption of the Core Strategy.

How this Document was Prepared ...

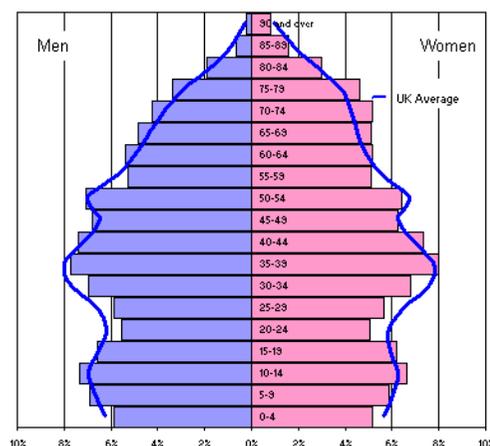


Core Strategy – Setting the Strategic Policies

South Tyneside Key Statistics:

Borough area 6,443ha
 Current Green Belt area 2,364ha (36.7%)

Demographic Profile – Census 2001



Population 152,785
 Male: Female 48.5% : 51.5%
 Black and Minority Ethnic 4,125 (2.7%)
 [England/Wales: 9.1%]
 Average population density 23.72/ha
 Dwellings 67,992
 Occupied dwellings 66,097
 Average household size 2.31
 [England: 2.36]
 Vacant dwellings 1,834 (2.7%)
 Second/holiday homes 61 (0.1%)
 Single-person households 21,438 (32.4%)
 [England/Wales: 30.0%]

[Source: Office of National Statistics (ONS)]

Context of the Core Strategy

- 1.10 South Tyneside lies within the Tyne and Wear City Region. It has a population of just over 150,000 and is largely urbanised, particularly in the north where the main settlements of South Shields, Jarrow and Hebburn have developed along the riverside, and expanded towards the south of the Borough. In contrast, the southern part of the Borough still retains open countryside with smaller settlements such as the urban fringe villages of Whitburn, Cleadon and the Boldons.
- 1.11 The Borough's population is falling slowly following an earlier period of more rapid decline. This has largely been a consequence of past efforts to manage decline, rather than reverse it and this has had an impact on the quality of life for the Borough's residents. There are regional and local aspirations to reverse this and stabilise the population at 2001 levels over the next 10-15 years.
- 1.12 One of the key challenges this Borough faces is to make it a place which maximises the opportunity for people to meet their aspirations for doing business, working, living, shopping, learning and visiting. Achievements are being made in this direction already but there is more work to be done:
- The area has a history of shipbuilding, mining, heavy engineering and port related industries. Although much has declined, some of these industries form an important part of the Borough's local economy, which is becoming more diverse by expanding into the culture and tourism sectors as well as aspiring to the knowledge-based sector. We need to make sure that this progress continues.
 - It has a good stock of housing for its residents. Some areas of outdated housing are being replaced, particularly at Cleadon Park, and there is a healthy supply of previously developed housing land that will come forward in future development. However, we need to ensure that the right types of housing are provided to meet people's aspirations and make the Borough a more attractive place to live.
 - An attractive Borough will also mean that it should offer a better experience for shopping, leisure and culture in its town centres, along the riverside and on the coast. But equally it should provide a network of services and community facilities that are accessible to everyone.
 - The Borough has good transport links. Road links via the A194(M), A19 and A184 trunk roads provide access to the North East Region and beyond. These and other roads provide access to other parts of the Tyne and Wear City Region, particularly Sunderland, Gateshead and Newcastle. Public transport includes the Tyne and Wear Metro system and a network of bus routes which provide vital links to jobs, shops and services. Work is progressing to increase accessibility, particularly for the Borough's most deprived areas.



Advantages

- Provides opportunities which are more likely to be of interest to the private sector – the proposals within the LDF must be capable of being delivered;
- Consistent with local, sub-regional, regional and national policy;
- Shows a clear commitment to regeneration of the Borough;
- Recognises that managing decline or allowing the market to dictate what happens is not in the best interests of the residents;
- Maximises the potential benefits from development;
- Focuses development on the priority areas.

Disadvantages

- Some areas will be subject to greater impact from development, but the role of this strategy and more detailed Local Development Documents is to examine these impacts and do whatever is possible to minimise them.
- Greater reliance on a few big projects – encouraging these will be a big challenge, but one that the Council and other partners are already committed to through the Local Strategic Partnership.

- Despite the urbanised character of the Borough, it has an extensive network of open spaces. Many of these are significant for the protection of wildlife and improvement of biodiversity. We need to make sure that these areas continue to be protected from development.

Our Spatial Vision – concentrating development on our key regeneration / development areas, but ensuring this is not at the expense of maintaining communities and providing full access to the major facilities and developments.

Our spatial vision for the Borough seeks to ensure that:

- development meets the needs of our residents and businesses without compromising the ability of future generations to enjoy the same quality of life that we aspire to;
- we deliver the regeneration of our Borough. In doing so, we need to focus development on:
 - the main centres of South Shields, Jarrow and Hebburn;
 - major riverside sites – bringing life back to the riverside and creating sustainable communities where people choose to live;
- proposals are of sufficient scale can deliver a major change in the perception of the Borough and have the greatest impact on the economy, opportunity for new housing, quality of life and cultural facilities;
- all residents have a choice of good quality and affordable housing in a variety of tenures and which meets their future needs;
- our natural and built environment that is valued, protected, enhanced and capitalised on for the benefit of all;
- all those within the Borough can access the opportunities that are available, with reliable public transport, efficient road network and above all, focusing on delivering accessibility rather than relying on mobility; and
- despite the focus on the big projects and key regeneration areas, the suburban areas and villages outside of the key regeneration hot-spots must not be ignored – ensuring appropriate levels of essential services are provided and that any local needs for development are met.

1.13 This vision builds on work to produce the Council's Regeneration Strategy, Community Strategy and the feedback from the issues and options consultation that took place in Summer 2004. It also promotes a level of development that is broadly in line with the Regional Spatial Strategy. This has a number of advantages and disadvantages, which are shown opposite.

What role does the RSS have in Planning?

The RSS is a part of the statutory development plan:

- the Local Development Framework must be in general conformity with it;
- it also has to be considered when major planning applications are being determined by the Council; and
- proposals which depart from it must be clearly and robustly justified



How this Plan fits with the Regional Planning Framework

- 1.14 Regional Planning Guidance was published in November 2002 and sets out the broad principles of how the North East of England should be planned up to 2016. When the new Planning Act came into force in September 2004, this was given statutory weight and is now known as Regional Spatial Strategy (or RSS for short).
- 1.15 A new emerging Regional Spatial Strategy – “View: Shaping the North East” – will eventually replace the current adopted version. It sets out a clear vision for where the North East should be in 2021. Rather than assuming that past trends continue, it looks at growth aspirations and translates theme into needs for land and buildings and the way that communities can be developed to take advantage of this. We will generally follow the emerging Regional Spatial Strategy and we will also adapt to each new version of the RSS as it is finalised.
- 1.16 The emerging Regional Spatial Strategy requires the majority of new development to be concentrated in the conurbations and main towns. In particular, it states that priority should be given to the regeneration of the riverside and South Shields town centre. The approach of this Core Strategy is consistent with this. Whilst we and the other Tyne and Wear Authorities have some concerns that the distribution of housing development outside Tyne and Wear will not support the regeneration of the conurbation, our housing allocations are currently in line with the Submission Draft Regional Spatial Strategy and will review these as RSS emerges. Additionally, there are gaps in the emerging Regional Spatial Strategy for open space provision and waste allocations that we have sought to address. Therefore, our strategy is broadly consistent the Regional Spatial Strategy.

Spatial influences of our Community, Neighbourhood Renewal and Regeneration Strategies

- 1.17 Our Community and Neighbourhood Renewal Strategy was published in November 2003 and sets out the context for the regeneration of South Tyneside with a vision of “a better future for South Tyneside’s people”. The Regeneration Strategy was published in November 2004 and describes how the regeneration aspects of the Community and Neighbourhood Strategy will be delivered. The spatial implications of these strategies is that the Core Strategy should be framed to focus regeneration in our main town centres and the riverside. At the same time, we should also be protecting and enhancing the best of our built and natural assets. These objectives form the central elements of our overall approach.
- 1.18 We have highlighted links to relevant policies and objectives of both the adopted and draft Regional Spatial Strategies as well as the Community and Regeneration Strategies to make it easy to cross-refer to them. These links are summarised in the table at the back of this document and further details of the interactions and how individual recommendations of those documents have been translated into this Core Strategy are available in the LDF Technical Appendices.



How detailed is this strategy?

- 1.19 In preparing this Core Strategy a number of key questions have been asked about each policy being included:
- Is the policy genuinely strategic?
 - Will it seek to assist in delivering regeneration?
 - Does it protect or capitalise on something unique or special to South Tyneside?
 - Will it assist in providing a better quality of life for the Borough’s residents?

If a policy does not satisfy at least one of these criteria, it is not appropriate for the Core Strategy, but could be relevant in other parts of the Local Development Framework – such as an Area Action Plan, Site Specific Allocations or detailed Development Control Policies.

Spatial Objectives

... Objectives are the destination that the plan has to reach ...

- 1.20 In order to develop this Strategy, a series of objectives have been developed. These have also been established with reference to a wide range of strategic policy documents, including Regional Spatial Strategy, our Community Strategy and Regeneration Strategy, and are also those that are being used in the LDF’s Sustainability Appraisal.

Objectives			
1	To create and retain wealth	12	To ensure good accessibility for all to jobs, facilities, goods and services in the Borough
2	To help businesses start up, grow and develop	13	To minimise the amount of waste produced and promote sustainable waste management
3	To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	14	To make prudent use of natural resources
4	To establish and retain a flexible and highly skilled workforce through training and education	15	To promote sustainable design and enhance the natural and built environment
5	To encourage self-sufficiency and local production in the Borough	16	To protect and enhance the quality and distinctiveness of the Borough’s land and landscapes
6	To prevent deterioration and where possible improve local air quality levels for all	17	To maximise the opportunity to redevelop previously developed land
7	To protect and enhance the quality of the Borough’s land and groundwater, rivers and seawaters	18	To ensure everyone has the opportunity of living in a decent and affordable home and tenure of choice
8	To protect and enhance the Borough’s coastline and water frontage	19	To reduce crime and anti-social behaviour and the fear of crime and anti-social behaviour
9	To reduce the causes and the impacts of climate change	20	To improve the health and well being and reduce inequalities in health care and access to it for all
10	To protect and enhance the Borough’s bio-diversity and geology	21	To promote equality and diversity and protect and strengthen community cohesion
11	To protect and enhance the Borough’s diversity of cultural heritage	22	To increase public involvement in decision making and civic activity

Core Strategy – Strategic Policies

National/Regional/Local guidance:

PPS1 Delivering Sustainable Development

Circular 05/2005 – Planning Obligations

Northern Way Growth Strategy

Regional Spatial Strategy for the North East:

Locational Strategy

RSS Policies: 1, 2, 3, 4, 5, 6, 10, 12, 19, 24

RPG1 Policies: DP1, DP2, EL4, Rur3, H4, TC1, T1

LDF Policies: ST2, A1, E1, SC1, SC2, SC3, EA1

Local Development Documents:

SPD5** Planning Obligations & Agreements

* Denotes that this document is yet to be produced or is in draft. ** Denotes that this document is yet to be produced!

Introduction

2.1 The Strategic Policies that form the backbone of this document cut across all themes of this Core Strategy. These provide the overall direction of the Core Strategy and cover some crucial issues that will influence the remainder of the Core Strategy. Other Local Development Documents must also be in line with these.

Sustainable Development

2.2 The principle of sustainable development is well established and must be at the centre of this Plan. The emerging Regional Spatial Strategy already sets out a clear policy for sustainable development and it is considered that sustainable development principles are being embodied throughout this strategy. The overall spatial strategy (Policy ST1 below) will be crucial in delivering sustainable development throughout the Borough.

Policy ST1 Spatial Strategy for South Tyneside

The spatial strategy for South Tyneside, as shown on the Key Diagram, is to:

- A regenerate the River Tyne and coastal corridors including the Tyne Gateway at South Shields;**
- B support development that reflects the scale and functions of the main towns of South Shields, Jarrow and Hebburn;**
- C promote opportunities along the A19 Economic Growth Corridor;**
- D ensure the sustainability of our settlements by reducing the emissions which cause climate change and adapting to its effects; and**
- E maximise the re-use of previously developed land, in the built up areas.**

The principles of securing mixed-use development, promoting accessibility, and ensuring that development maximises the community benefits of regeneration, whilst avoiding or minimising environmental impacts and congestion and safeguarding natural and cultural assets.

The use of Planning Obligations is essential in delivering this overall strategy.

What is Sustainable Development?

At its heart is the simple idea of ensuring a **better quality of life for everyone, now and for generations to come**. A widely-used international definition is 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.

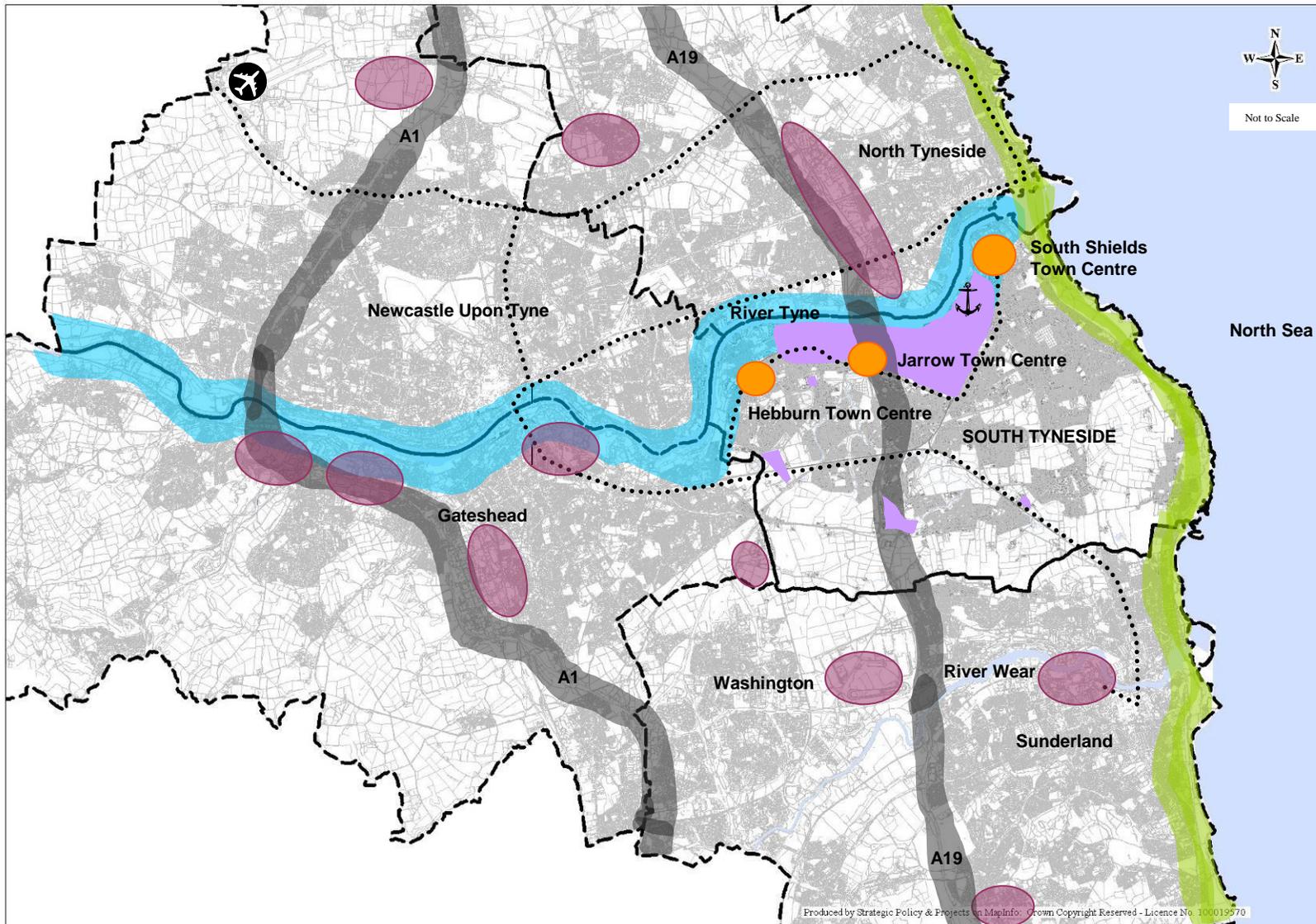
The concept of sustainable development has been around for a number of decades. Although the idea is simple, the task is substantial. It means meeting four objectives at the same time, in the UK and the world as a whole:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.



- 2.3 South Tyneside forms part of the Tyne and Wear City Region and our priorities in the Local Development Framework must reflect objectives for its growth and regeneration. The key areas for growth and regeneration set out in the policy will be subject to Area Action Plans over the next few years. However, South Tyneside has an active role to play in this regeneration, encouraging more people to come to South Tyneside and improving the overall package that Tyne and Wear offers to residents, visitors and businesses. We therefore have a key role in delivering the Regional Economic Strategy and the Tyne and Wear Economic Strategy.
- 2.4 Being a part of a wider city region also means that the Borough must be well connected to neighbouring areas if people are going to have good access to homes, jobs, shops, services, and education especially those which are not available in the Borough. Equally the Borough must be accessible to people in other parts of the city region. Therefore, we will encourage improvements in transport infrastructure to support this.
- 2.5 The emerging Regional Spatial Strategy identifies a 'Corridor of Opportunity' which follows the A19/A189 and which, in part, passes through South Tyneside. This corridor will play a major strategic role for the movement of people and goods in the city region and provide for some of the economic expansion needs of the conurbation. The A19 Economic Growth Corridor is a part of this wider Corridor of Opportunity.
- 2.6 Our emphasis on growth and regeneration does not mean that development will be exclusively directed to those priority areas. We will also accommodate development in Boldon Colliery and to a much lesser extent in the smaller village settlements of East and West Boldon, Cleadon and Whitburn. By taking this approach we are seeking to create more sustainable communities and also ensure that new development maximises the use of brownfield sites wherever possible. We also must make sure that developments take place in locations which reduce the need for people to rely on their cars to travel and which secure a mix of uses. We must also ensure that development takes place in a way that maximises the benefits of regeneration but not at the expense of valuable cultural, natural or built environment features.
- 2.7 Major regeneration projects and developments inevitably have some form of impact on local infrastructure – whether on the schools, local shops or the transport system. For major regeneration areas, it will be essential that developers enter into agreements to provide these requirements and distribute these costs equitably.

South Tyneside's context within the wider Tyne & Wear City Region



- Key:**
- South Tyneside Borough Boundary
 - Tyne & Wear District Boundaries
 - A1 and A19 Corridors
 - River Tyne Corridor
 - Coastal Corridor
 - South Tyneside -Major Employment Sites
 - Tyne & Wear -Major Employment Sites
 - Tyne Dock (Port of Tyne)
 - Newcastle International Airport
 - Tyne & Wear Metro
 - South Tyneside Town Centres

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Social Inclusion

- 2.8 Developments that exclude sectors of the community place themselves at an immediate disadvantage in terms of either their long-term sustainability, or their ability to be accepted by the whole community. Civic pride cannot be instilled if half the community feel unwilling or unable to use a building or development. It is considered that this issue should not be “bolted on” as an individual policy but is an issue which cuts through the whole of the Local Development Framework. As such, it has been introduced as one of 22 important criteria for testing the Plan as part of the Sustainability Appraisals that we have to carry out on each Local Development Document.

Sustaine's "And the weather today is" summarises the main changes to the North East's climate to 2020, 2050 and 2080:

- Higher annual temperatures;
- High summer temperatures becoming more frequent;
- Cold winters and snow will become rarer;
- More precipitation falling in winter and in "intense events", but there is no evidence that rainfall is increasing overall;
- Global sea levels will continue to rise;
- The growing season will become longer
- River flows will become more variable, with increased risk of flooding and erosion; and,
- An intensification of "urban heat island" effect.

Details of a low and high emissions scenarios, developed by the UK Climate Impact Programme, are published (refer to the Technical Paper for details). There is no assessment of which scenario is more likely to happen.

“And the Weather Today is ...” (Sustaine 2002)

“The Planning Response to Climate Change: advice on better practice (ODPM 2004)

Climate Change

- 2.9 Changes to the climate are now widely viewed as inevitable because of the rapid increase in the emission of man made greenhouse gases. These emissions act like a heat trap in the atmosphere and result from burning carbon, primarily fossil fuels to generate energy. Mitigating climate change means reducing the amount of fossil fuels we use through energy efficiency and developing alternative sources of energy. We also need to adapt to the consequences of climate change, including increases in flooding, heat-related deaths and changes to food production. Development plan policies can help by reducing energy use, minimising emissions, promoting renewable energy and taking climate change impacts into account in the location and design of new development.
- 2.10 The 2002 Sustaine report "And the Weather Today Is" outlines the key projected changes to the North East's climate and its impacts. These are summarised in the margin on this page.
- 2.11 An overview of current thinking and knowledge climate change and its implications for planners appears in the Office of Deputy Prime Minister's 2004 good practice advice document "The Planning Response to Climate Change". The report suggests that a high priority must be placed on minimising greenhouse gas emissions and mitigating the long-term impacts of climate change. It states that it would therefore be advisable for new developments to adopt, at the very least low carbon and ideally zero carbon standards. Some developments are already being built to these standards which include emissions from transport (e.g. Beddington Zero Emissions Development (BEDZED) in Sutton, and Slateford Green in Edinburgh).
- 2.12 The Council is committed to working towards reducing carbon emissions in both its own activities and those that it regulates. It is one of the first fifteen pilot authorities working with the Carbon Trust to develop a Carbon Management Strategy. Through its Local Strategic Partnership the Council works closely with Groundwork, who

are based in the Eco Centre at Hebburn – a building which is 100% powered by renewable energy. Groundwork is currently seeking a site for a second Eco Centre, based on zero carbon standards.

Sustainable Urban Living

National/Regional/Local guidance:

PPG13 Transport
PPS22 Renewable Energy

RSS Policies: 2, 6, 24, 39, 46

RPG1 Policies: DP2, ENV1, ENV2, ENV22, EL6, EN7

LDF Policies: ST1, A1, SC1, SC3, SC4, EA6

Local Development Documents:

SPD1 Sustainable Construction and Development

SPD2* Urban Design

SPD7* Green Travel Plans



Policy ST2 Sustainable Urban Living

High quality in sustainable urban living will be promoted by ensuring that:

- A** highest standards of urban design are promoted so that buildings and their settings make a positive contribution to the local area;
- B** the use of environmentally sound and energy efficient construction materials and operational techniques are achieved and that developers work towards low carbon and zero carbon standards;
- C** on-site generation of renewable energy is maximised, with a target of 10% of each scheme's energy requirements;
- D** use is made of 'sustainable urban drainage systems' and water conservation features including 'grey water recycling' and other technologies wherever possible;
- E** priority is given to alternative modes of transport to the private car, and access by:
 - i) requiring travel plans for developments which would have significant transport implications;
 - ii) enhancing electronic communication infrastructure;
- F** the need to design out crime and eliminate the fear of crime has been addressed;
- G** buildings and their settings are designed to be flexible, enabling them to adapt to future needs and to take into account the needs of all users; and
- H** all new development is encouraged to incorporate biodiversity and geological features at the design stage.

2.13 This policy reflects the Council's enthusiasm for improved urban design. Indeed, this is a key element of South Tyneside's Regeneration Strategy and has led to producing a Borough-wide urban design framework.

- 2.14 The policy also reflects the importance of a number of key issues for South Tyneside and will assist in achieving:
- the reduction in the environmental impact of construction activities;
 - an improvement in the profitability of businesses through enhanced energy conservation;
 - an increase in the percentage of renewable energy usage through small commitments as part of significant development proposals;
 - the reduction of the adverse impacts of flooding, by controlling surface water run-off, requiring Sustainable Urban Drainage Systems (SUDS) and 'grey-water recycling';
 - the integration of transport proposals into development is also key way of making them sustainable and useable by all of the community; This requires actions on all significant developments, making better use of information / communication technology;
 - we can encourage more environmentally friendly alternatives to fossil fuels for transport by including specific car parking provision for alternative fuelled vehicles. This will be developed more fully in our Accessibility theme (Policy A1); and
 - the inclusiveness of developments – making them safe, accessible and open to all in the community.
- 2.15 The Council's requirement for travel plans relates to any development that is likely to have significant transport implications. Travel plans should seek to reduce car usage, particularly single occupancy journeys and increase the use of public transport, walking and cycling.
- 2.16 New public buildings and major developments should set a positive example for others – the potential for the use of 'lifetime homes' standards, having disabled access and provision as an integral part of the design concept, allowing public transport access right to the door. This will incorporate measures which reduce both the lifetime costs and the running costs of buildings. This will be achieved by using materials which have lower embodied energy and are significantly more energy efficient. These features are far easier to accommodate at first principles of site design than at the last minute to meet regulations. Many of these requirements will be set out in more detail in future in Supplementary Planning Documents.

Core Strategy – Improving Accessibility

National/Regional/Local guidance:

PPS1 Delivering Sustainable Development

PPG13 Transport

Circular 04/2001 – Control of Development Affecting Trunk Roads

Regional Spatial Strategy for the North East:

Locational Strategy

Improving Connectivity within and beyond the Region (Theme 3D)

- incorporates the Regional Transport Strategy (RTS)

Tyne & Wear Local Transport Plan (LTP)

Community and Neighbourhood Renewal Strategy

Regeneration Strategy

RSS Policies: 1, 2, 3, 6, 11, 22, 24, 25, 32, 49, 50, 51, 52, 53, 54, 55, 57

RPG1 Policies: T1, T2, T3, T4, T6, T7, T8, T9, T10, T11, T14, EL4

LDF Policies: ST1, ST2, E1, SC1, SC2, SC3

Local Development Documents:

LDD3 Site Specific Allocations

LDD6 South Shields Town Centre & Waterfront Area Action Plan

LDD7 Jarrow Area Action Plan

LDD8 Hebburn Town Centre Area Action Plan

SPD2* Urban Design

SPD5* Planning Obligations & Agreements

SPD6* Parking Standards

SPD7* Green Travel Plans

Introduction

3.1 We want to make sure that the key growth areas of the Borough are accessible and well linked by sustainable transport links so that travelling by public transport, cycling and walking is convenient and reduces our reliance on cars. At the same time we also want to make sure that there are adequate links between the Borough and the wider Tyne and Wear City Region, providing access to employment opportunities outside the Borough and other destinations. Equally we need to make sure that people have access to the Borough for its growing attractions.

Improving Accessibility

Policy A1 Improving Accessibility

The Council will support public transport, walking and cycling initiatives that maximise the accessibility of new development being focused at:

A regeneration areas along the riverside corridor, including South Shields, Jarrow and Hebburn town centres; and

Priority will also be given to improving accessibility, particularly by encouraging and promoting public transport improvements, both within the Borough and between the Borough and:

B the A19 Economic Growth Corridor (including employment areas at Boldon Colliery, Doxford Park, North Tyneside and South East Northumberland); and

C other destinations in the Tyne and Wear City Region, such as Newcastle and Sunderland city centres, Newcastle Central Station and Newcastle International Airport.

The key growth areas within South Tyneside are shown on the Key Diagram.

Transport Assessments will be required for any major development proposal.

Parking standards will apply to new development, and will be set out in a Supplementary Planning Document.



- 3.2 Regeneration areas along the riverside are linked by a multi-modal transport corridor that includes Metro, bus routes, a road network and facilities for pedestrians and cyclists. This corridor will be strengthened with an emphasis on linking new development to the Metro system and bus routes, as well as town centres with attractive cycle routes and footpaths. Metro system improvements include proposed stations at Simonside and High Lane Row and increasing rail capacity between Pelaw and Jarrow. Bus services will be improved so that they are linked to new developments, with an emphasis on quality so that they are attractive to use.
- 3.3 Additionally other infrastructure improvements are necessary to maximise the accessibility of employment, shopping, leisure and culture that are not available in the Borough. Equally there are key destinations in South Tyneside that are significant and need to be accessible from the Tyne and Wear City Region and the North East.
- 3.4 The A19 between South East Northumberland and Doxford Park, Sunderland is a key corridor for economic growth. The proposed Second Tyne Tunnel and improvements at the A19/A184 Testos roundabout reflect this corridor's importance. New and improved sustainable links will improve the accessibility of this corridor. This includes improvements to the Shields Ferry, A19 Stephenson Jobs Link, and the proposed Project Orpheus link between South Shields, Boldon Colliery, Washington and Doxford Park.
- 3.5 Improvements to Metro, plus the development of complementary routes through 'Project Orpheus' will also enhance access to other destinations such as Newcastle and Sunderland city centres. They will also assist in improving access to key strategic transport hubs such as Newcastle Central Station and Newcastle Airport, which offer further access to regional, national and international destinations. Such improvements will also increase the accessibility of the Borough's growing attractions.
- 3.6 To ensure that developments in the Borough do not have a negative impact on local highways and the Trunk Road Network, major development proposals should be supported with detailed Transport Assessments, produced in consultation with the Council and the Highways Agency, and should consider appropriate highway improvement mitigation measures in accordance with the provisions of Circular 04/2001.
- 3.7 Parking standards will apply to all new development. As well as including maximum parking standards for cars, other standards will be set for car parking for disabled drivers. Standards will be set for providing dedicated spaces for cars built or converted to run on alternative fuels such as hydrogen, electricity and high blends of biomass derived fuels (e.g. E-85 (85% blended) Ethanol). Minimum standards will also be set for cycle parking to encourage more cycle use. Details of these standards will be provided in a Supplementary Planning Document, which will replace those set out in the Council's existing Unitary Development Plan.



Core Strategy – Delivering Economic Growth and Prosperity

National/Regional/Local guidance:

PPS1 Delivering Sustainable Development
PPG4 Industrial and Commercial Development and Small Firms

Employment Land Reviews: An Overall Approach to Employment Land Reviews

Circular 04/2001 – Control of Development Affecting Trunk Roads

Regional Spatial Strategy for the North East:

Locational Strategy
Delivering Economic Prosperity and Growth (Theme 3A)

Regional Economic Strategy

Regional Cultural Strategy for the North East

Tyne and Wear Economic Strategy

Community and Neighbourhood Renewal Strategy

Regeneration Strategy

RSS Policies: 1, 2, 6, 12, 13, 18, 19

RPG1 Policies: EL2, EL3, EL4

LDF Policies: ST1, ST2, A1, SC2

Local Development Documents:

LDD3 Site Specific Allocations
LDD6 South Shields Town Centre & Waterfront Area Action Plan
LDD7 Central Jarrow Area Action Plan
LDD8 Hebburn Town Centre Area Action Plan
SPD5* Planning Obligations & Agreements

Qualitative Employment Land Assessment

Introduction

4.1 One of our biggest challenges is help businesses start up, grow and develop and attract key employment sectors so we can broaden our economic base and create and retain wealth. This theme of the Core Strategy is intended to ensure that the overall spatial strategy delivers this step-change in the economy.

Spatial Strategy for Delivering Economic Growth and Prosperity

Policy E1 Delivering Economic Growth and Prosperity

40 ha of land will be allocated to meet economic development requirements, as shown on the Key Diagram, including:

- A 35 ha for new employment land and for employment uses within mixed use development sites. For mixed-use sites, priority will be given to allocating previously-developed land in key riverside regeneration areas at South Shields, Jarrow and Hebburn. Particular priority will be given to focussing office development within the Town Centres and South Shields Riverside.**
- B 5 ha for a ‘green business park’ at Jarrow and Hebburn riverside to encourage the development of environmental industries.**

Viable employment sites, and other employment sites with special attributes will also be safeguarded for employment uses only.

Economic development outside these priority locations will also be encouraged in accessible locations, particularly in key regeneration areas, in order to promote new enterprise and encourage the development of culture, tourism and hospitality.

Investment in education and training will also be encouraged at existing facilities and to develop new facilities at accessible locations, in order to encourage people to develop the qualifications and skills that are attractive to business and vital to new enterprise.

Targeted training and employment agreements will be used to assist in maximising the benefit of developments that occur in the Borough.



- 4.2 Our current expectations for future employment growth (and the amount of land that this requires) are based on the projection of average employment land take up rates adjusted by an assumed annual growth rate of 2.8% gross value added (GVA) per annum. This is consistent with the aspirations of the emerging Regional Spatial Strategy.
- 4.3 We must also ensure that 40ha is available to meet economic development needs up to 2021, in line with emerging RSS requirements over this period. This policy therefore seeks to:
- protect viable and attractive employment sites that are under increasing pressure for redevelopment for higher value uses; and
 - protect key sites with special attributes, such as deep-water quays or dock or rail facilities which are under similar pressure and their long-term retention is vital for supporting the riverside and other location-specific industries. As such, these sites will be protected from alternative uses as safeguarded employment areas.
- 4.4 As part of this policy, we will also seek to:
- provide a range of opportunities for economic development, we will be allocating 35ha for new employment land and for employment uses within mixed-use development sites;
 - in allocating mixed-use sites, we must give priority to those with employment uses in key riverside corridor regeneration areas at South Shields, Jarrow and Hebburn; and in particular, focus new office development in the Borough’s town centres and South Shields Riverside.
 - capture the significant growth potential within the environmental industries – we will be allocating 5ha for a green business park at Jarrow and Hebburn riverside;
 - maximise opportunities for economic development outside safeguarded employment areas or employment/mixed use sites in accessible locations, particularly in key regeneration areas. These areas include South Shields town centre, the riverside corridor, and Hebburn and Jarrow town centres, as they are ideal locations for office-based development, small-scale enterprise and for the growth of cultural, tourism and hospitality sectors. To a lesser extent, some economic development will be permitted in other accessible areas.
- 4.5 We will also monitor and review the take up and availability of employment sites and premises. If shortfalls become apparent, new sites will be allocated, particularly in key regeneration areas. For this reason accurate monitoring will be crucial to make sure that economic development requirements are being met.

- 4.6 Capitalising on our built and natural assets will enhance the Borough's image and attract visitors and investment. A successful bid for World Heritage Status at St. Paul's Church, Jarrow will have a significant impact, as will the enhancement of facilities at Arbeia Roman Fort that is part of the Hadrian's Wall World Heritage Site.
- 4.7 Excellent education and training in specialist areas, such as our world-renowned centre for Marine skills also attracts people into the Borough. Investment in the right education and training facilities will also encourage people to develop the qualifications and skills that are attractive to business and vital for developing new enterprises. As such we will make provision for new education facilities as proposals emerge. Targeted training and employment agreements will also be used to create new training and employment opportunities for people and communities who are excluded from employment. This will help to raise economic activity levels and reduce benefit dependency.

Core Strategy – Delivering Sustainable Communities

National/Regional/Local guidance:

PPS1 Delivering Sustainable Development
The Communities Plan

Sustainable Communities: People, Places and Prosperity

Creating Sustainable Communities in the North East

Regional Spatial Strategy for the North East:

Locational Strategy

Delivering Sustainable Communities (Theme 3B)

Regional Cultural Strategy for the North East

Community and Neighbourhood Renewal Strategy

Regeneration Strategy

RSS Policies: 1, 2, 3, 5, 6, 16, 24, 25, 33, 52

RPG1 Policies: DP1, DP2, ENV17, ENV22, Rur3, H4, TC1, RD1, T1, T2, T5

LDF Policies: ST1, ST2, A1, SC2, SC3, SC6, EA1

Local Development Documents:

SPD2* Urban Design

SPD5* Planning Obligations & Agreements

What are Sustainable Communities?

“Sustainable Communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to the environment, and contribute to a high quality of life. They are safe and inclusive, well-planned, built and run, and offer equality of opportunity and good services for all.”

[ODPM: Sustainable Communities]

Introduction

- 1.1 We want everyone to enjoy a high quality of life in South Tyneside. We are promoting the regeneration of our Borough to create healthy, safe and socially inclusive communities, providing a good choice of accessible, high quality services, facilities and housing in sustainable and attractive locations. This approach is consistent with the aims and objectives of our Regeneration Strategy and the Regional Spatial Strategy for the North East.
- 1.2 Creating and delivering sustainable communities in South Tyneside involves:
 - ensuring that everyone has good access to basic local services and facilities;
 - reviving our town centres and other shopping centres as desirable places to visit, work and live;
 - regenerating the riverside corridor and other urban areas as attractive places to live, work and play;
 - taking advantage of the cultural and recreational opportunities and social and economic regeneration benefits provided by our historic and environmental assets.

Creating Sustainable Urban Areas and Commercial Centres

Policy SC1 Creating Sustainable Urban Areas

To deliver sustainable communities, development proposals will be focused and promoted within the built-up areas, in accordance with the spatial strategy for South Tyneside and Regional Spatial Strategy’s sequential approach to development (RSS Policy 3), where they:

- A create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of our towns and villages, and promote high quality design;**
- B revitalise our town centres and other main shopping centres;**
- C maintain and improve the provision of accessible basic local services and community facilities, whilst focusing high trip-generating uses within our town centres;**
- D restore links between the River Tyne and the town centres and residential areas within the Tyne riverside regeneration corridor.**

- 1.3 Our vision is to transform South Tyneside to be a place that offers the highest quality of buildings and open spaces within the built and natural environment, and which meets the needs and aspirations of our citizens.

National/Regional/Local guidance:

PPG4 Industrial and Commercial Development and Small Firms

PPS6 Planning for Town Centres

RSS Policies: 2, 3, 6, 12, 13, 16, 17, 24, 25, 27, 52

RPG1 Policies: DP1, DP2, Rur2, Rur3, H4, TC1, TC2, TC3, RD1, RD2, RD3, LD1, SR1, SR4, TOUR1

LDF Policies: ST1, ST2, A1, E1, SC1, SC3, SC6

Local Development Documents:

LDD6* South Shields Town Centre & Waterfront Area Action Plan

LDD7* CentralJarrow Area Action Plan

LDD8* Hebburn Town Centre Area Action Plan

SPD6* Parking Standards

Planning for Town Centres: Guidance on Design and Implementation Tools

North East Regional Retail and Leisure Need Assessment

Retailing and Shopping Patterns in South Tyneside
South Shields Town Centre – Evening and Night-time Economy



Policy SC2 Reviving our Town Centres and other Shopping Centres

Development proposals for retailing, as well as offices, commercial leisure, indoor sports, cultural, social and community facilities, will be focused and promoted within the three town centres of South Shields, Jarrow and Hebburn, as shown on the Key Diagram, where they:

- A protect and enhance the retail character and function of ground floor premises within the defined primary shopping areas and primary retail frontages;**
- B encourage retail growth and an appropriate mix of uses within the secondary shopping streets and through the re-use of upper floors; and**
- C encourage the controlled and well-managed growth, diversification and promotion of the evening economy, particularly in South Shields town centre.**

We will allocate land within, or on the edge of, the town centres, and in accordance with the Borough’s hierarchy of centres, to promote a significant increase in the Borough’s retail opportunities for consumer durable goods and bulky goods, up to a maximum 80,000sqm net floorspace capacity Borough-wide.

We will also allocate land for a maximum 5,000sqm net retail floorspace for convenience shopping provision across the Borough, including up to 4,000sqm in Hebburn town centre.

Developments within the designated other main (district) shopping centres – Harton Nook, Frederick Street, Boldon Colliery, Westoe Bridges, Dean Road, Boldon Lane – as shown on the Key Diagram, and other local neighbourhood centres will be promoted and supported, provided that they complement but do not adversely impact upon the regeneration of the three town centres, and where they are in accordance with PPS6.

Within Frederick Street shopping centre, we will seek to consolidate retail and commercial premises into a more sustainable, compact and viable core. This approach will also be used in other shopping centres where necessary and appropriate.

New and improved indoor sports and leisure facilities will also be promoted and supported as part of established out-of-centre leisure and recreation facilities and school-based community sports facilities where they genuinely complement and enhance the range and quality of exiting facilities, and would not adversely impact on the vitality and viability of existing facilities in the town and other main shopping centres.

What is the Sequential Approach?

The sequential approach prioritises sites for retail, commercial leisure and office development as follows:

- town and other shopping centre sites – where scale of development is appropriate to the centre in relation to its role and function in the hierarchy;
- edge-of-centre sites – where accessible to centre *;
- out-of-centre sites – where close to a centre, well-served by a choice of means of transport and with high potential to form links with the centre.

[* within 300m easy walking distance of the primary shopping area for shops; within 300m of centre boundary for other town centre uses; within 500m of a public transport interchange within urban area for offices outside a centre.]



Shopping Centre Hierarchy in South Tyneside

Town Centres [* regional importance]:

- South Shields town centre* (incl. Ocean Road East)
- Jarrow town centre
- Hebburn town centre

Other Main (District) Shopping Centres:

- Harton Nook
- Frederick Street
- Boldon Colliery
- Westoe Bridges
- Dean Road
- Boldon Lane

[Shopping centre boundaries as shown on UDP Proposals Map in the interim until reviewed by new LDF Proposals Maps]

- 5.4 This policy seeks to promote the development of our centres in accordance with the spatial strategy for South Tyneside, the hierarchy of centres and the sequential approach to development. It also reflects the need to secure higher quality environments within all the centres and to encourage a greater sense of vibrancy. Not only is this approach consistent with national and regional planning policy advice, but is also broadly endorsed by the Issues and Options public consultation exercise. As a result, the following factors are incorporated into the policy to ensure that our town centres are revitalised:
- not focusing growth solely in South Shields – this could have a detrimental impact on Jarrow and Hebburn;
 - retaining shops in ground floor premises of the primary frontages of our main shopping streets;
 - encouraging a mix of commercial, leisure and residential uses in upper floors, on secondary streets and on the edge of main centres, to strengthen the role of centres – as opposed to new out-of-centre development;
 - encouraging an increased level of activity and vibrancy in these centres during the early evening period. Shops, cafés and visitor attractions will be encouraged to stay open longer into the early evening, where there would be no unacceptable impact on local residential amenity. This will take the evening economy beyond its current focus on the thriving pubs and clubs in South Shields, and where necessary this will require the parallel consideration of any licensing implications.
- 5.5 Some specific retailing requirements are identified in the policy, including the need to enhance supermarket provision and quality for Hebburn town centre’s catchment community. These will assist in reducing retail expenditure leakage from the Borough and meet defined needs over the Plan period – our Retailing and Shopping Patterns study identifies capacity for up to 80,000sqm of net durable retail floorspace over the next 10 years, but only a very limited capacity (5,000sqm net) for additional convenience food-based retail provision.
- 5.6 South Shields is the Borough’s principal market town and administrative centre, supported by Jarrow and Hebburn. We also recognise the role of the other main shopping centres in sustaining our communities. Development within these centres will therefore be supported where it complements the mix of facilities and services within the town centres, but does not detract from their regeneration. These smaller centres also have a role in providing specialist shops, and these niche markets can assist in overcoming problems of decline.
- 5.7 There are other specific problems to be addressed in the Borough, such as Frederick Street where there is now an oversupply of shop units and a declining shopping environment. It is considered that this is best resolved by concentrating retailing in a smaller area and redeveloping the remainder for alternative uses. This is consistent with the Issues and Options responses that did not support growth in such areas. We will closely monitor the health of our shopping areas. Should any similar problems arise, we will take appropriate action.

- 5.8 It is also important that the need for social, community, health, leisure and enterprise facilities are provided for our communities. Consistent with the findings of the Issues and Options consultation, this policy supports their development within centres and communities, where they will provide maximum benefit and by grouping them together for convenience and efficiency. We also need to develop a range of longer-stay tourist attractions and cultural facilities in the Borough integrated with shopping centres and leisure facilities, with public demand for creating an all-weather attraction on the seafront, to extend and complement the offer available to visitors on the Foreshore. The development of new indoor sports and leisure facilities outside of the main centres is also encouraged where they enhance, complement and integrate with established sports and leisure locations, including the provision of community use school sports facilities provided through the Building Schools for the Future initiative, provided that they will not adversely impact on the vitality and viability of existing facilities in established centres.
- 5.9 Detailed proposals for retail, commercial leisure and other such town centre-type uses will be set out the town centre Area Action Plans, with complementary measures for other centres within the Site-Specific Allocations development plan document.

National/Regional/Local guidance:

PPS3 Housing

North East Regional Housing Strategy

Regional Housing Aspirations Study

English Heritage Position Statement on Housing Market Renewal

RSS Policies: 2, 3, 4, 6, 24, 28, 29, 30, 31, 52

RPG1 Policies: DP1, DP2, EL2, H1, H2, H3, H4, H5, H6

LDF Policies: A1, ST1, ST2, SC1, SC4, SC5, SC6

Local Development Documents:

SPD2* Urban Design

South Tyneside Housing Strategy Statement 2005-2010

South Tyneside Housing Market Review (Housing Needs Study review)

South Tyneside Urban Capacity Study

South Tyneside Empty Homes Strategy

Ensuring Sustainable Housing Provision

- 5.10 South Tyneside’s vision for housing is to ensure that a range of housing type and tenures is developed and maintained to provide residents with a choice of affordable accommodation in attractive, safe and sustainable neighbourhoods, and to support economic development and regeneration objectives.

Policy SC3 Sustainable Housing Provision

Sustainable residential communities will be created and promoted by:

- A renovating and improving the Borough’s existing housing stock where sustainable and viable to do so, and enhancing the surrounding residential environment, to meet local housing market needs, particularly in the northern riverside parts of South Shields;**
- B considering options, in consultation with local communities, for demolition and redevelopment schemes in areas of low demand or where the stock does not meet and is not capable of meeting local housing market needs, such as in the Cleadon Park and Hebburn town centre areas; and**

(continued ...)

Regional Spatial Strategy Housing Allocations for South Tyneside

	RSS Average Net Additional Dwellings per annum	Equivalent Gross Total RSS Number
RPG1 (2002-2016)	150 pa	N/A
2004-11	320 pa	2,240
2011-16	330 pa	1,650
2016-21	<u>330 pa</u>	<u>1,650</u>
2004-21 av.	325 pa	5,540

Target minimum average density: 30-50 dwellings / ha

(Policy SC3 continued ...)

- C managing the phased release of land for new housing development consistent with:**
- i) the spatial strategy and regeneration priorities for South Tyneside, restricting any housing development to within the extent of the existing built-up urban area;**
 - ii) the sequential approach to housing development in PPS3;**
 - iii) the prioritisation and assessment of suitability and availability of sites within the Council’s urban capacity study; and**
 - iv) the Borough’s indicative Regional Spatial Strategy allocations for net additional new dwellings.**

The residual Regional Spatial Strategy allocation requirements for net additional housing completions within each of the Borough’s identified Housing Market Areas, as illustrated on the Key Diagram, are as follows:

	Jarrow/Hebburn	South Shields / Urban Fringe	Total (av. per annum)
2004-2011	[No need to allocate any further housing land to meet RSS allocation]		
2011-2016	200 (~40pa)	1,000 (~200pa)	1,200 (~240pa)
2016-2021	350 (~70pa)	1,300 (~260pa)	1,650 (~330pa)

These residual allocations take into account existing commitments, and will be achieved by a combination of site allocations within Area Action Plans and the Site-Specific Allocations document, as well as ‘windfall’ developments on previously-developed land. We will seek to achieve a minimum of 80% of new housing development on appropriate previously-developed ‘brownfield’ sites.

We will encourage higher densities in the most accessible locations, in accordance with the following distances around our town or other main shopping centres or Metro stations:

- i) average 50 net dwellings per hectare on sites within 400m;**
- ii) average 40 net dwellings per hectare on sites between 400-800m; and**
- iii) average 30 net dwellings per hectare on sites beyond 800m.**

5.11 South Tyneside’s housing market does not currently suffer from the problems associated with low demand and abandonment evident in some other parts of the region. However, there are some particular issues that are important and that this policy seeks to address:



- the Borough is identified in the Regional Housing Strategy as the third most likely area in the North East to be at risk of housing market failure. This is largely due to a high concentration of older terraced houses and flats, that are beyond economic repair and no longer meet local needs or modern-day standards;
- pockets of vacant dwellings are evident within the north-eastern and riverside parts of South Shields;
- low demand is mainly due to the declining quality of homes and their limited viability to continue to meet the changing needs of local people, rather than the area itself. We must seek to achieve the decent homes standard in all sectors. Increasing the rate of demolition of unpopular houses was shown to be of high public importance through consultation undertaken at the Issues and Options stage.

5.12 Our housing requirements are based upon the ‘submission draft’ Regional Spatial Strategy allocation figures, although we and the other Tyne and Wear Authorities do have concerns about the excessive level of allocations outside Tyne and Wear which could affect the success of our regeneration proposals. Existing permissions and applications that the Council is already ‘minded to approve’ have been allowed for in setting out how many more houses we need over the plan period. Detailed analysis has shown that these current commitments are already projected to more than take up the Borough’s RSS allocation for the initial plan period up to 2011, with the vast majority already under construction. Hence, we have no need to allocate any land through our LDF for additional new housing developments in order to meet our RSS allocation for 2004-11. However, this does not preclude permission being granted for housing developments ahead of this time, so long as they are phased to bring forward completions in accordance with the plan period allocations. Furthermore, in determining the residual amount of net additional dwellings that we need to allocate land for through the LDF in the subsequent 2011-16 plan period, we have taken into account those current permissions on large-scale development sites that phase some completions beyond 2011, as well as the forecast level of excess from the pre-2011 period. Further details are set out in the Technical Appendices to this Core Strategy and our LDF Annual Monitoring Reports.

5.13 These dwellings have been allocated across the Borough to meet the following objectives:

- to enable housing development as a catalyst for regeneration, with a high quality mix of housing on previously-developed ‘brownfield’ land along the River Tyne regeneration corridor and within our town centres (in accordance with Policy ST1). This is where we will focus the majority of new housebuilding;
- to sustain our communities and meet the needs and aspirations of existing and potential residents, by balancing supply and demand for housing across the Borough, and to improve choice for all residents;
- to respect the largely self-contained nature of South Tyneside’s housing market – most house moves are made within the Borough itself, but also with little internal movement evident between the eastern (South Shields and Urban Fringe villages) and western (Jarrow/Hebburn) parts, and which are the basis of our Housing Market Areas with the A19 trunk road forming the broad boundary; and
- to meet the natural population change expected across the Borough – average household sizes are expected to decrease, with more single and retired people, i.e. more homes for the same number of people.

Targets for Housing Completions on Previously-Developed 'Brownfield' Land

RSS target by 2008 60%
 RSS target by 2016 65%

South Tyneside local targets:
 2005-08 80%
 2007/08 83%
 2008/09 86%
 2008/10 90%

'Brownfield' Housing Completions in recent years:
 2002/03 57%
 2003/04 71%
 2004/05 92%
 2005/06 95%
 2006/07 85%

We will identify and manage the phased future release of land for housing in our Site-Specific Allocations and Area Action Plan development plan documents. This planned approach will also minimise the need for any development of unanticipated and unplanned 'windfall' sites for housing, although we recognise that a small proportion of the residual housing requirement figures will be likely to be taken up by 'windfall' developments. Hence, the LDF's site allocation documents will not need to allocate land for the full extent of these requirements.

5.14 We also have a significant amount of previously-developed 'brownfield' land. Using this resource in an appropriate way, that takes into account the biodiversity value that some 'brownfield' sites may have and in meeting local open space requirements, instead of developing 'greenfield' sites, was a high public priority in our Issues and Options consultation. This supports our strategy to maximise the regeneration potential of previously-developed land and buildings in the most sustainable locations, whilst protecting our environmental and cultural assets. The indicative density levels and corresponding accessibility zones were agreed in consultation with key stakeholders as part of our Urban Capacity Study assessment. We consider that our approach of seeking at least 80% of new dwellings on previously-developed 'brownfield' land is both appropriate and achievable on the basis of current projections.

5.15 Policies for sustainable housing provision are complemented by initiatives to ensure that we have readily available jobs together with higher quality living environments, with better community and cultural facilities.

National/Regional/Local guidance:

PPS3 Housing

Delivery Affordable Housing

North East Regional Housing Strategy

Regional Housing Aspirations Study

RSS Policies: 2, 24, 32

RPG1 Policies: H1, H7, EN7

LDF Policies: ST2, SC1, SC3, SC5, SC6

Local Development Documents:

SPD4 Affordable Housing

SPD5* Planning Obligations & Agreements

Policy SC4 Housing Needs, Mix and Affordability

A range and choice of good quality, energy-efficient and affordable homes will be provided for all. Development proposals will be assessed according to how well they meet the identified needs and aspirations of the Borough's individual Housing Market Areas, as shown on the Key Diagram, by:

- A** **creating a more balanced mix of tenure and housing types, focusing primarily on:**
- i) Jarrow/Hebburn urban area: 2-bed starter and 3 and 4-bed family/executive homes; semi-detached and terraced houses, bungalows and upper-floor flats; for owner-occupation;**
 - ii) South Shields urban area: 2-bed starter and 3 and 4-bed family/executive homes; detached, semi-detached and terraced houses, bungalows and upper-floor flats; for owner-occupation and social-renting;**

(continued...)

South Tyneside Housing Strategy Statement 2005-2010
 South Tyneside Housing Market Review (Housing Needs Study review)
 Aspects of Housing Demand in South Tyneside (2004)
 South Tyneside Private Sector Housing Strategy
 South Tyneside Homelessness Strategy
 South Tyneside Supporting People Strategy

(Policy SC4 continued ...)

iii) the Urban Fringe villages: 2-bed starter and 3 and 4-bed family/executive homes; detached, semi-detached and terraced houses and bungalows; for owner-occupation.

B requiring a minimum of 25% of all new dwellings to be genuinely affordable. This will apply to all developments of 15 dwellings or more or 0.5ha or more (whichever gives the greatest number of dwellings) – or on sites of 5 dwellings or more within the Urban Fringe villages. This target will, however, be negotiable within reason between sites to ensure genuine affordability and to reflect local housing needs; and

C ensuring that housing meets the requirements of special needs groups where there is a genuine and proven need and demand.

We will promote and facilitate opportunities for individual and community self-build housing developments, particularly where they will contribute to meeting local housing needs, including encouraging commercial house builders to set aside serviced plots for self-build housing where appropriate.



'The Hawthorns' in East Boldon village is a converted former electricity sub-station that featured in the first series of Channel 4's 'Grand Designs'.

5.16 Delivering a mix of high quality housing to meet people's needs and aspirations is a key element in reducing outward migration levels, stabilising and then increasing the Borough's resident population. This is essential to the future economic success and social well-being of the Borough and the sustainability of our communities. The following issues are therefore addressed in this policy:

- attracting high quality businesses to locate in South Tyneside will require an adequate supply of good quality medium-density family housing, as well as modern 'executive' housing;
- there is an over-supply and high geographical concentration of terraced housing and flats in the private sector. Some of this is of poor quality and needs to be counter-balanced with housing types which better meet modern day needs and aspirations, particularly for lower density communities with high quality areas of public open space. But the potential historic value of older housing must also be given full consideration;
- the inability of some of the current housing stock to meet the needs of low-income households creates imbalances in the population mix in the most deprived areas of the Borough. By improving the mix of housing we will also support local service provision and assist in reducing the number of car journeys;
- recognition that the self-build sector plays an important part in enabling high standard (quality and efficiency), innovative, sustainable and environmentally-friendly housing that is aligned to individual needs and aspirations, and is also often more affordable than buying new housing on the open market.



- 5.17 The problem of affordability and the demand for low-cost home ownership is evident across the Borough. Modern, decent, 21st Century standard homes are now beyond the reach of the average first-time buyer in South Tyneside. Furthermore, the current undersupply and low building rates of aspired-to detached housing is contributing to a price premium in that sector of the market, pushing prices up even further.
- 5.18 Our recent Housing Needs Assessment highlighted a requirement for at least 550 new affordable dwellings over the next five years. As a result of the levels of existing permissions, it is acknowledged that this will be difficult to deliver. We have set the amount of affordable housing provision that we will require at a level that we consider is reasonable and capable of being achieved. This requirement is irrespective of the type of housing development proposed, applying to both market housing and social housing. Given the limited opportunities and likelihood of large-scale developments within the Urban Fringe villages, a lower site size threshold has been set to ensure that housing also meets affordability needs in these areas as well as in the main built-up area. A threshold for affordability based on local income levels as well as detailed mechanisms will be set out in a Supplementary Planning Document. This will allow them to be adjusted to reflect market conditions and changing affordable housing regimes more readily. We consider an affordable home to be one that is provided through renting or low-cost ownership to households unable to access housing through the private market – to ensure long-term availability, affordable housing should preferably be provided through a Registered Social Landlord.
- 5.19 The Issues and Options respondents also attached high importance to requiring developers to provide special needs and affordable housing as part of residential developments, allowing everyone to have the opportunity to live independently in their own homes. With the exception of gypsies and travellers, demand outstrips supply for nearly all supported housing needs groups. There is also a particular demand for 2-bed bungalows for the elderly (instead of the 1-bed bungalows which are currently provided).

National/Regional/Local guidance:

PPS3 Housing
 PPG4 Industrial, Commercial Development and Small Firms
 Circular 01/2006 – Planning for Gypsy and Traveller Caravan Sites
 North East Regional Housing Strategy

RSS Policies: 2, 24, 32

RPG1 Policies: H7

LDF Policies: SC3, SC4, EA1

Local Development Documents:

SPD5* Planning Obligations & Agreements

South Tyneside Housing Strategy Statement 2005-2010

South Tyneside Housing Market Review (Housing Needs Study review)

South Tyneside Supporting People Strategy

Policy SC5 Providing for Gypsy and Traveller Caravan Sites

We will promote and provide authorised sites for gypsies and travellers:

- A** where there is genuine and proven need and demand; and
- B** by the allocation, where necessary, of suitable and sustainable gypsy and traveller caravan sites in the site specific allocations development plan documents and by granting planning permission for such sites where:
- i) they would not prejudice potential redevelopment proposals within the Borough's priority regeneration areas;
 - ii) they would not be located within any known high flood risk areas;
 - iii) they would not compromise the objectives of designation of any nationally recognised element of the Borough's built or natural environmental assets, including existing and proposed World Heritage Sites;
 - iv) any harm caused to the Green Belt by reasons of inappropriateness and any other harm would be clearly outweighed by other considerations amounting to very special circumstances;
 - v) any significant adverse effects on surrounding residential and environmental amenities and safety considerations are acceptably minimised; and
- C** In accordance with other relevant detailed development control policies.

5.20 There is currently no evidence of any need for support for gypsy and traveller provision within South Tyneside either through assessments of local housing needs or through any requirements of the Regional Spatial Strategy to make provision for gypsy and traveller sites in the Borough. There also tend to be few significant problems associated with occasional groups that set up temporary unauthorised sites in the Borough (such as School Street in Hebburn). Hence there is currently no identified need for any dedicated provision for gypsy and traveller caravan sites within the Borough, and thus the allocation of any land for authorised sites. Any future needs for gypsy and caravan sites that might arise, or proposals for the allocation or creation of such sites, will be assessed against this policy, taking into account the spatial regeneration and environmental protection objectives of this strategy, and other relevant criteria set out in the Development Control Policies Document.

National/Regional/Local guidance:

PPG17 Planning for Open Space, Sport and Recreation

Assessing Needs and Opportunities: A Companion Guide to PPG17

Game Plan / A Sporting Future for All: The Government's Plan for Sport

Turning Ambition into Reality: The North East Regional Plan for Sport and Physical Activity 2004-2008

RSS Policies: 2, 9, 10, 24, 33, 35, 36, 38

RPG1 Policies: ENV9, ENV10, ENV13, ENV14, OL1, SR1, SR2, SR3, SR4, SR5, SR6

LDF Policies: ST1, SC1, SC2, EA1, EA2, EA3

Local Development Documents:

SPD3* South Tyneside Open Space Strategy

SPD5* Planning Obligations & Agreements

South Tyneside Playing Pitch Strategy 2002-2011



Providing for Recreation, Sport and Leisure

5.21 Open space, sport and recreation are essential elements for creating sustainable communities. They contribute to improving people's health, enriching their quality of life, improving the physical environment and supporting the creation of wildlife habitats, as well as building local pride. Increasing public awareness of the significant benefits of participating in sport and physical activity for health, social and other reasons has also increased demand. The provision of indoor sports and leisure facilities is covered by Policy SC2 above.

Policy SC6 Providing for Recreational Open Space, Sport and Leisure

We will promote the provision of high quality recreational open space, playing fields and outdoor sporting and play facilities by:

- A** implementing and supporting schemes that will protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the Borough, in accordance with our adopted standards and other relevant legislation;
- B** remedying deficiencies in open space provision and quality, including through the reuse of previously-developed 'brownfield' sites, particularly within the Tyne riverside regeneration corridor, the inner-urban areas of South Shields, and Cleadon village as shown on the Key Diagram;
- C** supporting schemes that extend the Borough's strategic Linked Open Space System into the wider countryside, assist the implementation of the Great North Forest's recreational framework, or broaden the range of opportunities for recreational pursuits within the Great North Forest and the River Tyne and coastal corridors.

5.22 Our vision is to create great public spaces and give the communities of South Tyneside a real sense of place. Indeed, the value attached to providing recreational green space as part of a better quality residential environment is also now being recognised. There are also strong aspirations for urban living in Tyne & Wear if accompanied by good access to open space, and for generally improving the residential environment within and around communities.

5.23 We recognise that there is an imbalance in the distribution of public open spaces across the Borough. We also want to increase and widen the opportunities for participation in sport and physical activity in South Tyneside for



all sections of the community, and thereby create stronger, healthier and safer communities. This aspiration lies at the heart of this policy and is crucial to the overall strategy of securing sustainable communities. This policy in particular seeks to address:

- the high priority for improving open space provision in areas of low provision through the recycling of emerging 'brownfield' sites, particularly where it would exploit and safeguard the biodiversity value of such sites.
- the desire to maintain existing levels of open space provision in areas that are well-catered for. This acknowledges the lack of public enthusiasm for redeveloping excess provision for other uses (even where this facilitates improvements elsewhere).
- key deficiencies in provision, such as in the inner-urban areas of South Shields (town centre and Westoe, Harton, Low Simonside) and Cleadon Village where existing research highlights these strategic problems.
- the countryside, riverside and coast are strategic assets that contribute to our overall-well-being and which have shaped the Borough's past and will must continue to be part of its future. Their role in recreational provision will assist in sustaining this.
- the extensive natural greenspace network (the Linked Open Space System (LOSS)) and Great North Forest are strategic initiatives that have recreational, regeneration and environmental benefits. They provide part of the special character of our area and are integral to the overall aim of improving quality of life.

5.24 More detailed guidance on open space standards and the use of planning obligations to achieve appropriate levels of open space provision and maintenance for the benefit of the wider community will be provided in Supplementary Planning Documents. Our Open Space Strategy will set out needs-based standards for recreational open space provision (based on quantity, quality, and accessibility), and according to a hierarchy of open space types. We will identify land allocations to meet these community needs for sport, recreation and play through the Site-Specific Allocations development plan document and the Area Action Plans.

Capitalising on our Environmental Assets

National/Regional/Local guidance:

PPS1 Delivering Sustainable Development

Regional Spatial Strategy for the North East:

Locational Strategy

Conserving, Enhancing and Capitalising on the Region's Diverse Natural and Built Environment, Heritage and Culture (Theme 3C)

Community and Neighbourhood Renewal Strategy

Regeneration Strategy



Countryside Character Areas:

The Countryside Agency has published the Character Map of England which identifies 159 distinct areas. It includes systematic descriptions of the features and characteristics that make the landscape. The two Countryside Character Areas in South Tyneside are:

- Durham Magnesian Limestone Plateau;
- Tyne and Wear Lowlands

Introduction

- 6.1 The built and natural environment and their natural resources represent our environmental capital. They are important in their own right and for their contribution to regeneration and our quality of life. Well thought out schemes can enrich our environment and demonstrate how to use our natural resources more wisely.
- 6.2 Capitalising on South Tyneside's environmental assets is about taking measures to:
- Protect and enhance the strategic Green Belt, coastal and wildlife corridors;
 - Ensure that development throughout the Borough reflects the character and distinctiveness of its surroundings;
 - Boost the town centres of South Shields and Jarrow by linking them to adjacent World Heritage Sites;
 - Revive major riverside sites by reducing noise, pollution and risk; and
 - Add value to existing and create new environmental assets, especially in the Great North Forest.

Landscape and Townscape

- 6.3 Consideration of the environment has tended to focus on designated sites and landmarks such as Listed Buildings and Sites of Special Scientific Interest. We must also take account of the wider surroundings of our towns, villages and countryside. It is the character and distinctiveness of our immediate surroundings that we identify with and which make South Tyneside unique. The Issues and Options consultation revealed that seven of the ten most popular priorities (including all of the top three) concerned environmental protection and enhancement. The Countryside Character Areas approach (see margin) provides a starting point to upgrade our wider surroundings in terms of both the implementation of new development and environmental schemes.

National/Regional/Local guidance:

- PPG2 Green Belts
- PPS7 Sustainable Development in Rural Areas

RSS Policies: 8, 9, 10, 33, 38

RPG1 Policies: ENV6, ENV8, ENV13, ENV18, GB1, GB2, GB3, SR1, SR3

LDF Policies: ST1, SC1, SC5, SC6, EA2, EA3, EA4



Community Forests work to:

- Increase England's tree cover
- Engage in environmental conservation and regeneration
- Contribute to the development of local economies
- Work closely with local communities to improve scarred landscapes
- Provide areas for outdoor education and life-long learning
- Encourage sport, recreation, and tourism, the arts and cultural activity

(Great North Forest Plan 2003)

Policy EA1 Local Character and Distinctiveness

To conserve the best qualities of South Tyneside’s built and natural environment the Council will:

- A improve the distinctive urban characters of South Shields, Jarrow and Hebburn;**
- B protect and enhance the openness of Green Belt;**
- C preserve the special and separate characters of the urban fringe villages of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn; and**
- D implement the Great North Forest’s strategies for access, education, enterprise and biodiversity in a forestry framework by:**
 - i) enhancing the River Don Valley farmland into a well-wooded recreational landscape enclosing a network of open corridors;**
 - ii) reconstructing the Boldon / Cleadon fringe as an informal and wooded local recreation area that softens intrusive urban edges;**
 - iii) conserving the open limestone grassland character of the Cleadon Hills;**
 - iv) enhancing North Sunderland fringe by significantly increasing tree cover; and**
 - v) restoring the small-scale agricultural field pattern of Downhill.**

The Green Belt and Great North Forest are shown on the Key Diagram.

6.4 The Green Belt in South Tyneside dates back to 1967. It has been reviewed twice since then – by the Tyne and Wear Green Belt Local Plan (adopted 1985), and South Tyneside Unitary Development Plan (adopted 1999).

6.5 Policy SC1 of this Core Strategy deals with the historic character and distinctiveness of all the Borough's towns and villages. Policy EA1 builds on this by maintaining the wider historic and different characters of our five main urban fringe villages. The cores of all except Boldon Colliery are designated as Conservation Areas. This theme will be developed further in other Local Development Documents with reference to the Council's Urban Design Framework.

6.6 The Great North Forest partnership (one of 12 Community Forests in England – see margin) was established to realise opportunities for the countryside to make a greater contribution to the quality of its local communities, 17% of its area lies in this Borough. The Great North Forest Plan, which was based on the Character Assessment approach, recognises 3 character areas (see margin). These areas are sub-divided into Local

The Great North Forest Plan (2003):

This identifies 31 Local Management Zones in 3 broad areas: Magnesian Limestone Plateau, Central Lowlands and the Western Hills. Its overall aim is: *“To create a new vision for the countryside of the Great North Forest as an attractive, well-wooded and sustainable landscape offering a wide range of environmental, social and economic benefits to local people.”*

National/Regional/Local guidance:

PPG20 Coastal Planning

RSS Policies: 9, 36

RPG1 Policies: ENV7

LDF Policies: A1, SC6, EA1, EA5

Local Development Documents:

LDD6* South Shields Town Centre & Waterfront Area Action Plan

North East Coast Shoreline Management Plan (SMP2)

South Tyneside Coastal Management Strategy



Management Zones of which five are represented in South Tyneside, and are shown on the Key Diagram. In each Local Management Zone, the Council will require proposals to strengthen the character and distinctiveness of their respective surroundings and respect the appropriate strategy for that zone. The aim at Downhill is to soften the impact of new and existing development by restoring the agricultural pattern of hedgerows and extending woodland cover. Sustainable woodland enterprises could include schemes to develop renewable energy based on biomass sources.

The Coast and Biodiversity and Geodiversity

Policy EA2 The Coastal Zone

To reinforce the coastal zone as a strategic multi-purpose corridor the Council will work with partners to:

- A conserve and enhance the character of the Undeveloped Coast as a high quality natural environment and resource for biodiversity and outdoor recreation;**
- B promoting the Developed Coast as a major leisure and tourism destination with strong links to South Shields town centre; and,**
- C reduce the risk of coastal erosion, especially at:**
 - i) Littlehaven;**
 - ii) Trow Quarry;**
 - iii) A183 near Marsden Lime Kilns; and,**
 - iv) Old Harbour Quarry, Whitburn.**
- D reduce the risk of flooding along the developed and undeveloped coast.**

These designations are shown on the Key Diagram.

6.7 The coast is a strategic, trans-boundary corridor for transport, biodiversity, open space, leisure and tourism. It consists of:

- the undeveloped coast, including the Leas, which is a major environmental asset; and
- the traditional seaside activities of the resort of South Shields.

It is vital that this corridor is not prejudiced by erosion or flooding. A Shoreline Management Plan for the area between the rivers Tyne and Humber, which deals with such threats, is due to be adopted by the Council in 2007.

- 6.8 The entire coast is designated for its national or international importance for biodiversity. The whole stretch from the mouth of the Tyne to Whitburn Bents is a Site of Special Scientific Interest and some parts form part of the Northumbria Coast Special Protection Area or SPA (which stretches from Holy Island to the Tees) under the European Birds Directive and the Durham Coast Special Area of Conservation (between the Rivers Tyne and Tees) under the European Habitats Directive. The former is important for its populations of birds (purple sandpiper and turnstone), while the latter is an outstanding example of cliff top grassland. The SPA is also designated under the worldwide Ramsar Convention. It is therefore essential to ensure that tourist and recreational activities do not undermine or threaten the outstanding natural qualities of this area.
- 6.9 Sites of European and international importance for biodiversity enjoy statutory protection under European legislation and emerging national regulations. Any adverse impacts on the integrity of any such sites arising from the provisions of Development Plan Documents or development proposals would need to be properly addressed under this statutory regime.

International Guidance:

Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)

National/Regional/Local guidance:

PPS9 Biodiversity and Geodiversity

RSS Policies: 35

RPG1 Policies: ENV5, ENV7, ENV8

LDF Policies: ST2, SC6, EA1

"Biodiversity by Design: a guide for sustainable communities" (2004) was published by Town and Country Planning Association English Nature and the Royal Society for the Protection of Birds.

By using case studies, it sets out practical design lead solutions to delivering sustainable neighbourhoods which protect, enhance and create biodiversity interest.

Policy EA3 Biodiversity and Geodiversity

To optimise conditions for wildlife, implement the Durham Biodiversity Action Plan and tackle habitat fragmentation the Council will:

- A secure and enhance the integrity of designated sites;**
- B maintain, enhance, restore and add to biodiversity and geological conservation interests;**
- C ensure that new development would result in no net loss of biodiversity value of any of the following Priority Habitats:**
 - i) magnesian limestone grassland;**
 - ii) coastal sand dunes;**
 - iii) maritime cliffs and slopes;**
 - iv) mudflats;**
 - v) rivers and wetlands;**
 - vi) species rich neutral grasslands;**
 - vii) rocky shores;**
- D reduce the fragmentation of, improve or extend existing Priority Habitats;**

(continued...)

The Durham Biodiversity Action Plan:

The 'DBAP' identifies 69 species and 34 habitats as priorities, and sets out an action plan for each. At least 31 of the species and 21 of the habitats are known to be present in this Borough

Biodiversity Assets (January 2005)

- 1 Special Area of Conservation
- 1 Special Protection Area
- 1 Ramsar site
- 5 Sites of Special Scientific Interest
- 6 Local Nature Reserves
- 35 Sites of Nature Conservation Importance
- 12 Magnesian Limestone Grasslands

Wildlife Corridors:

These were originally established in the Tyne & Wear Nature Conservation Strategy (1986). Those in South Tyneside and priority habitats and species associated with them include:

- South Pier to Trow Point – coastal sand dunes
- Trow Point to Whitburn Steel – coastal grasslands, maritime cliffs and magnesian limestone grassland
- Cleadon North Farm to Cleadon Hill – magnesian limestone grassland
- Cleadon Lane to Marsden – magnesian limestone grassland
- River Tyne – mud flats salt marsh and otter
- Bede's World to River Tyne – mud flats salt marsh and otter
- West Fellgate Farm to River Don – rivers and streams
- Boldon Fellgate Farm to River Don – water vole and otter
- Boldon North Bridge to Bede's World – water vole and otter

(Policy EA3 continued ...)

- E create new Priority Habitats, especially in the Habitat Creation Zones of:**
 - i) Cleadon Hills;**
 - ii) Downhill;**
 - iii) River Don Valley;**
 - iv) Wardley Colliery;**
- F protect and strengthen populations of Priority or other protected species;**
- G enhance the biodiversity value of wildlife corridors; and**
- H where appropriate, restrict access and usage in order to conserve an area's biodiversity value.**

- 6.10 Too much of South Tyneside's urban fringe is poor in wildlife value due to the effects of single crop farming and unsympathetic land management. The Tyne & Wear Nature Conservation Strategy pioneered efforts to improve the wider biodiversity value of the countryside by identifying a series of wildlife corridors which provide links between designated sites and other areas of value to nature conservation. Biodiversity value can be found on both brownfield (especially those that have lain fallow for a number of years) and 'greenfield' sites. A review of locally designated sites is currently underway and this will inform site specific Local Development Documents.
- 6.11 The Durham Biodiversity Action Plan (DBAP) seeks to build on this initiative by establishing targets to boost Priority Habitats and Species. Too often however these habitats are somewhat fragmented and the important species that they support have become dispersed or restricted to designated sites. Policy EA3 identifies priority areas for the enhancement and extension of existing priority habitats in wildlife corridors (see margin) and the creation of new areas of the following Priority Habitats:
 - magnesian limestone grassland at Downhill and the Cleadon Hills;
 - rivers and streams, reed bed, swamp, fen and marsh on the River Don; and
 - lowland heathland / urban habitats in the Wardley Colliery area.
- 6.12 This is the approach recommended for development plans by the Royal Society for the Protection of Birds in their 2005 publication "Making Space for Wildlife", following a successful pilot project in Dorset.

National/Regional/Local guidance:

PPG15 Historic Environment
 PPG16 Archaeology

RSS Policies: 9, 34

RPG1 Policies: ENV14, ENV15, ENV17, ENV18, ENV19

LDF Policies: ST1, A1, EA1, EA2, EA3

Local Development Documents:

LDD6* South Shields Town Centre & Waterfront Area Action Plan

~~LDD7* Central Jarrow Area Action Plan~~

Significance and Management:

- Hadrian's Wall World Heritage Sites Management Plan 2002-2007

~~-Wearmouth-Jarrow Statement of Significance (2004)~~



World Heritage Sites

Policy EA4 World Heritage Sites

To maximise the benefits of its most important heritage assets, as shown on the Key Diagram, the Council will assist its partners by:

- A ~~promoting the bid of Wearmouth-Jarrow to gain World Heritage Site status;~~**
- B implementing the Hadrian's Wall World Heritage Site management plan and linking Arbeia to the visitor attractions on the Foreshore; and**
- C raising the profile of ~~both~~ sites by:**
 - i) protecting and enhancing their settings;**
 - ii) promoting and sensitively interpreting their significance; and**
 - iii) improving sustainable access to South Shields and ~~Jarrow~~ town centres and around the sites.**

6.13 World Heritage Sites (WHS) are designated by UNESCO for their outstanding international importance to mankind's cultural and natural heritage. Hadrian's Wall WHS was inscribed in 1987. Wallsend is the eastern end of Hadrian's Wall, but the World Heritage Site covers a wider area, including Arbeia Roman Fort in South Shields. The current management plan covers the period 2002-2007. The objectives of most relevance for Arbeia are:

- to define and enhance the line of the Wall through the urban areas; and
- to strengthen links between the World Heritage Site and local communities.

6.14 The Council specifically wishes to boost Arbeia by making it easier for visitors to the foreshore to access the Roman Fort. The Foreshore Working Party is actively investigating ways of achieving this.

6.15 National governments are required to nominate potential new World Heritage Sites. The 1999 shortlist included the twin site of Saint Peter's Church in Monkwearmouth and Saint Paul's Church in Jarrow. ~~Efforts to secure the site's nomination so far have included a Statement of Significance and work to develop a Management Plan. The Council fully supports this bid and is actively seeking to harness the regeneration potential of both locations in a manner that will complement and enhance their internationally recognised heritage value.~~

Note: The UK's nomination of the Wearmouth-Jarrow twin monastic site to become a World Heritage Site was formally withdrawn in January 2014 at the recommendation of ICOMOS and UNESCO, and subsequent agreement of central Government and Sunderland and South Tyneside Councils.

National/Regional/Local guidance:

PPS23 Planning and Pollution Control
 PPG24 Planning and Noise
 PPS25 Development and Flood Risk

Contaminated Land Report 11: Model Procedures for the Management of Land Contamination.

Policy and Practice for the Protection of Groundwater

RSS Policies: 36, 37

RPG1 Policies: ENV1, ENV2, ENV3, ENV4

LDF Policies: EA1, EA2

Air Quality First Review (2002) and Detailed Assessment (2005)

Contaminated Land Strategy (2001)

Tyne & Wear Strategic Flood Risk Assessment (2006)

North East Coast Shoreline Management Plan (SMP2)

“Making Space for Water – Strategy for Flood and Coastal Erosion Risk Management” (DEFRA)

Protecting Natural Resources

- 6.16 It is also important to protect not only environmental assets, but also our general quality of life from the adverse effects or risks of pollution noise and flooding.

Policy EA5 Environmental Protection

To complement the regeneration of the Borough, the Council will control new development so that it:

- A acts to reduce levels of pollution, environmental risk and nuisance throughout the Borough;**
- B minimises adverse impacts on the Magnesian Limestone Aquifer and its associated groundwater protection zones;**
- C focuses the treatment of contaminated and derelict land so as to achieve a balance between:

 - i) the management of risk approach in its Contaminated Land Strategy; and**
 - ii) the regeneration of the riverside corridor;****
- D ensures that the individual and cumulative effects of development do not breach noise, hazardous substances or pollution limits; and**
- E does not permit unsustainable schemes to be located in those areas of the coast, Tyne corridor and Don Valley where flood risk is unacceptably high.**

- 6.17 South Tyneside’s reviewed Contaminated Land Strategy sets out the Council’s proposals for the development which deals with land contamination. It is important to balance these considerations with the Council’s plans to regenerate the riverside corridor.

- 6.18 It is understood that the “Detailed Assessment of Air Quality in Tyne and Wear” will recommend 2 Local Air Quality Management Areas. Both are associated with excess nitrogen dioxide levels at road junctions. More detailed investigations are taking place to assess whether or not these declarations would be justified. Any other potential problem areas will continue to be monitored and the situation kept under review.

6.19 Government advice in PPS25 is that new development should not be located where flood risks are unacceptably high unless it is necessary to meet the wider aims of sustainable development. Sites at risk of river or sea flooding should only be allocated or granted permission where a sequential test would demonstrate that there are no alternative sites available with a lower probability of flooding that would be appropriate to the type of development or land use proposed. The latest Environment Agency data indicates that areas likely to be subject to flooding in South Tyneside are relatively limited. Consequently Policy 39 of the submission draft Regional Spatial Strategy provides sufficient strategic policy content. The Council has worked with the Environment Agency and other Tyne and Wear authorities to commission a Strategic Flood Risk Assessment (SFRA) for the tidal area of the River Tyne, including the River Don and its tributaries. This will be used to inform future Local Development Documents.

National/Regional/Local guidance:

PPS22 Renewable Energy

RSS Policies: 39, 40, 41, 42

RPG1 Policies: EN1, EN2, EN3, EN4, EN5, EN6

LDF Policies: ST2, EA1

South Tyneside Strategy for the Development of Wind Energy (2002)

National/Regional/Local guidance:

PPS10 Sustainable Waste Planning

RSS Policies: 48, 49, 50

RPG1 Policies: W1, W2

LDF Policies: ST2, EA1

Municipal Waste Management Strategy (2001)

Energy

6.20 The work of the North East Energy Partnership and on the Regional Renewable Energy Strategy means that Regional Spatial Strategy provides good policy coverage on energy issues. We have examined renewable energy in more detail through our Wind Turbines Study. This indicated fairly limited scope for development, largely due to the highly urbanised nature of South Tyneside. We will examine in detail the potential for implementing renewable energy schemes in new developments.

Waste

Policy EA6 Planning for Waste

To integrate waste management into the creation of more sustainable communities throughout the Borough the Council will:

- A build on the success of its reduction and recycling initiatives;**
- B allocate land for waste management facilities in sustainable locations to make an appropriate contribution towards dealing with the estimates of waste requiring management in Tyne and Wear identified in the Regional Spatial Strategy;**
- C allocate land for any additional sewage management facilities required by the Water Framework Directive, especially those associated with the Jarrow Pre-Treatment works and its network of pumping stations;**

(continued...)

PPS10 Search Sequence for Waste Sites:

Paragraphs 21 and 22 of draft PPS 10 (Planning for Waste) advise that the search for new waste management capacity in plans should follow this sequence:

1. on-site management where waste arises;
2. industrial sites, looking to locate facilities together and with complementary activities; and
3. give priority to previously developed sites before 'greenfield' sites.

Submission Draft Regional Strategy (June 2005)

- identifies the following amounts of waste for Tyne & Wear in thousands of tonnes.

	Municipal	Commercial Industrial
2005/06	885	1,646
2007/08	975	1,671
2008/09	1,012	1,696
2009/10	1,040	1,696
2010/11	1,060	1,748
2011/12	1,072	1,773
2012/13	1,078	1,800
2013/14	1,081	1,827
2014/15	1,081	1,855
2015/16	1,081	1,883
2016/17	1,081	1,910
2017/18	1,081	1,939
2018/19	1,081	1,969
2019/20	1,081	1,998
2020/21	1,081	2,028

(Policy EA6 continued ...)

- D require major proposals and those generating significant volumes of waste to incorporate an appropriate level of waste sorting, recovery and recycling facilities; and**
- E refuse permission for landfill, unless it meets a need which cannot be met by treatment higher in the waste hierarchy.**

- 6.21 Waste is now considered as a resource to be put to good use. The days of simply using it to fill holes in the ground are numbered. There needs to be a step change in the management of waste with more emphasis on reduction, re-use, recycling and composting. Planning Policy Statement 10 requires the Regional Spatial Strategy to provide a strategic framework for the preparation of Local Development Documents by:
 - Identify the tonnages of municipal and industrial / commercial waste requiring management and apportion them by waste planning authority area; and,
 - establish the pattern of waste management facilities especially for those of national, regional or sub-regional importance.
- 6.22 Local waste planning authorities will then allocate any additional sites that are required, in accordance with the considerations specified in PPS10 (see margin).
- 6.23 The submission draft Regional Spatial Strategy for the North East only apportions estimated arisings at a County level (see margin for Tyne and Wear figures). An initial attempt to disaggregate the Tyne and Wear and Tees Valley figures has been made, but has not been the subject of any public consultation. The Tyne and Wear authorities have been unable to agree to these more disaggregated figures. The Regional Assembly has sponsored further research to address these problems.
- 6.24 South Tyneside generated over 93,000 tonnes of household waste in 2005-2006. Most of the Borough's waste in this and other categories is currently managed or disposed of outside South Tyneside. The main exception being the Tyne Dock composting plant which has a capacity of approximately 12,000 tons per annum. The Council is working with Gateshead MBC and the City of Sunderland in a comprehensive and consistent study of possible sites for a variety of types and scales of waste management facilities. It is anticipated that the results of this exercise will be available in to inform the preparation of site-specific Local Development Documents.
- 6.25 The South Tyneside Municipal Waste Management Strategy was published in June 2001. With the implementation of 'Kerb It' and 'Kerb It Green' schemes its short and medium term targets have now been met.



Since 2001-2002 the amount of collected household waste that is recycled or composted has grown from 7.9% to 21.1%. In the longer term some form of energy from waste or mechanical biological treatment (refer to the LDF Glossary document) processing scheme is considered to be a requirement to meet longer-term targets for residual wastes that cannot be reused, recycled or composted. This Core Strategy is consistent with our Municipal Waste Strategy.

- 6.26 The Council opened its new recycling village on Middlefields Industrial Estate in South Shields in July 2006. This comprises a much expanded and covered-over civic amenity facility, an area for community recycling and an education centre.
- 6.27 It is important that all schemes include measures to mitigate any adverse effects on air, land and water.

National/Regional/Local guidance:

MPS1 Planning and Minerals
 MPS2 Environmental Effects of Minerals
 MPG6 Guidelines on Aggregates Provision
 (as amended)

RSS Policies: 43, 44, 45

RPG1 Policies: MIN1, MIN2, MIN4-MIN10

LDF Policies: EA1

Minerals

- 6.28 There are currently 2 active quarries in South Tyneside at Marsden and Red Barns. Marsden Quarry produces hard rock for the local market and agricultural lime, much of which is exported via the Port of Sunderland. At present rates of extraction it is likely that production will continue here for another 15 years. Planning permission has recently been granted for a scheme to progressively restore the quarry within a timescale of 20-25 years. Red Barns, in the west of the Borough, provides low carbon brick shale to Throckley Brickworks. With the new allocation it is estimated that approximately 20 years supply is now consented. At the strategic level, RSS provides adequate policy coverage to ensure the prudent use of the Region's indigenous natural resources. As part of its Site Allocations DPD, the Council will identify any specific land allocations which may be appropriate for Minerals purposes. In addition, the Council will prepare a criteria-based policy for the assessment of mineral sites and mineral exploration through the Development Control Policies DPD.

Core Strategy – Annex A: Monitoring and Implementation Framework

Local Development Framework Monitoring: A Good Practice Guide

Core Output Indicators for Regional Planning

Local Development Framework – Sustainability Appraisal Scoping Report

South Tyneside Local Development Framework Annual Monitoring Reports

South Tyneside Unitary Development Plan Annual Monitoring Statements

Implementation of the Plan

- A1. The new Local Development Framework must be capable of being implemented. In order to do so it is important that a clear and concise framework is developed at this early stage. This has been developed in such a way that minimises duplication, but gives a clear steer on who is responsible for implementing policies and proposals, by when and the resources that will be required. This will give greater confidence that the plan we are putting forward can be achieved.
- A2. The table overleaf establishes this framework.

Monitoring Arrangements

- A3. It is also important that the plan can be easily monitored and that this process is joined up with the way that we assess the sustainability of the Plan. We are therefore using the key indicators from the Sustainability Appraisal process to form the backbone of our plan monitoring, complemented by the existing requirements that we have as part of monitoring Regional Planning Guidance and Regional Spatial Strategy. An Annual Monitoring Report has to be prepared by the end of December each year, reflecting the activity in the previous financial year (1 April - 31 March). This looks at:
- how policies are working in practical terms;
 - how our policies are being implemented – i.e. sites being taken up and developed;
 - how our plans and policies are affecting the wider indicators – unemployment, deprivation and similar matters that are part of the monitoring system that has been developed; and
 - how our work programme is progressing (and whether any adjustment is required).
- A4. A single monitoring report will be produced covering the outgoing Unitary Development Plan and each of the Local Development Documents as they emerge.
- A5. Previous Unitary Development Plan monitoring statements are also available on our website.

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
ST1 Spatial Strategy for South Tyneside	More detailed policies within the Core Strategy, Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Sustainable Development SPD	Spatial Planning Team in liaison with Area Planning Teams	SPD due for adoption by June 2007	Within existing budgets	SPD adoption
	Planning Obligations & Agreements SPD	Spatial Planning Team in liaison with Area Planning Teams	On-going	Within existing budgets	SPD adoption
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Percentage of permissions complying with ST1
ST2 Sustainable Urban Living	More detailed policies within the Core Strategy, Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team in liaison with Urban Design	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Urban Design SPD	Spatial Planning Team in liaison with Urban Design	On-going	Within existing budgets	SPD adoption
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Percentage of permissions complying with ST2

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
A1 Improving Accessibility	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team in liaison with Transport Futures and Streetscape sections, the Highways Agency, Port of Tyne Authority, Nexus and other LTP partners	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Parking Standards SPD	Transport Futures in liaison with Spatial Planning Team and Development Control	On-going	Within existing budgets	Adoption of SPD
	Green Travel SPD	Transport Futures in liaison with Strategic Planning Policy	On-going	Within existing budgets	Adoption of SPD
	Tyne & Wear Local Transport Plan (LTP)	Transport Futures in liaison with the Streetscape section and other LTP partners	On-going	Within existing budgets	Percentage of LTP schemes implemented
	Route Management Strategies	Transport Futures in liaison with the Streetscape section, the Highways Agency, and other LTP partners	On-going	Within existing budgets	Length of new cycleways
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Number of travel plans approved

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
E1 Delivering Economic Growth and Prosperity	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Site Allocations DPD and Green Business Park and Area Action Plans	Spatial Planning Team in liaison with Economic Development section and neighbouring authorities	Site Specific Allocations DPD to be adopted by Aug. 2009	AAP preparation costs within existing budgets; details of implementation set out within the AAP	1. Make 35ha employment land available: 2004-2011: 14ha 2011-2016: 9.25ha 2016-2021: 11.75ha 2. Make 5ha employment land available for Green Business Park: 2004-2011: 2.5ha 2011-2016: 2.5ha 2016-2021: 0ha
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Employment land available

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
SC1 Creating Sustainable Urban Areas	More detailed policies within the Core Strategy, Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	1. Percentage of new development in built-up area 2. 100% of new residential development across each plan phase expected to be within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre
SC2 Reviving our Town Centres and other Shopping Centres	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	South Shields Town Centre & Waterfront AAP	Spatial Planning Team in liaison with Economic Development and Regeneration sections	AAP adoption by Oct. 2008	AAP preparation costs within existing budgets; details of implementation set out within the AAPs	1. Adoption of AAPs 2. 5,000m ² convenience floorspace allocated in: 2004-2011: 500m ² 2011-2016: 4000m ² (Hebburn) 2016-2021: 500m ²
	Central Jarrow AAP		AAP adoption by July 2009		
	Hebburn Town Centre AAP		AAP adoption by Nov. 2008		
Assessment of major development proposals	Development Control process	On-going	Within existing budgets	5,000m ² convenience floorspace permitted in: 2004-2011: 500m ² 2011-2016: 4,000m ² (Hebburn) 2016-2021: 500m ²	

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
SC3 Sustainable Housing Provision	More detailed policies within the Area Action Plans and Site-Specific Allocations DPDs	Spatial Planning Team in liaison with Housing Futures	On-going	Within existing budgets	1. Adoption of DPDs in line with dates scheduled in the LDS 2. No of dwellings on housing/mixed use sites allocated for release in South Shields/Urban Fringe Housing Market Area in: 2004-2011: 0 2011-2016: 1,000 2016-2021: 1,300 3. No of dwellings on housing/mixed use sites allocated for release in Hebburn/Jarrow Housing Market Area in: 2004-2011: 0 2011-2016: 200 2016-2021: 350 4. Ensure number of dwellings developed meets number allocated in each period.
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Number and location of new permissions

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
SC4 Housing Needs, Mix and Affordability	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team in liaison with Housing Futures	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Affordable Housing SPD	Housing Futures in liaison with Spatial Planning Team	On-going	Within existing budgets	SPD adoption
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	<ol style="list-style-type: none"> 1. Location, tenure & type of new housing permissions 2. Proportion of affordable housing achieved on windfall sites: 2004-2011: 25% 3. Proportion of affordable housing achieved at new housing developments in South Shields, Hebburn & Jarrow on development sites with 15 dwellings or more: 2011-2021: 25% 4. Proportion of affordable housing achieved at new housing developments in the Urban Fringe Villages on development sites with 5 dwellings or more: 2011-2021: 25%
SC5 Provision for Gypsy and Traveller Sites	More detailed policies within Site-Specific Allocations and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	<ol style="list-style-type: none"> 1. Number of unauthorised sites 2. Number of permissions granted for new sites

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
SC6 Providing for Recreational Open Space, Sport and Leisure	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Open Space Strategy SPD	Spatial Planning Team in liaison with Leisure, Countryside and Landscape sections	On-going	Within existing budgets - including commissioning consultants for some supporting work	Adoption of SPD
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Provision of open space in new housing developments: 2004-2011: 0ha 2011-2016: 2.38ha 2016-2021: 3.28ha
EA1 Local Character and Distinctiveness	More detailed policies within the Core Strategy, Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Conservation Area Appraisals and Management Plans	Urban Design in liaison with Spatial Planning Team	On-going	Within existing budgets	Conservation Areas with adopted Conservation Area Appraisals and Management Plans: 2004-2021: 11
	Great North Forest Plan and Local Management Zone (LMZ) Strategies	Great North Forest Partnership	On-going	Within existing budgets	Area of new trees planted
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Number and type of permissions in the Green Belt

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
EA2 The Coastal Zone	More detailed policies within the Core Strategy, Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	South Shields Foreshore SPD	Spatial Planning Team	On-going	Within existing budgets	Adoption of SPD
	Shoreline Management Plan (SMP)	SMP Partnership	Summer 2006	Within existing budgets	SMP adopted 2007
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Number and nature of permissions in the undeveloped coast
EA3 Biodiversity and Geodiversity	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Durham Biodiversity Action Plan (DBAP)	DBAP partnership	On-going	Within existing budgets	Area new habitat created
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Condition of priority habitats measured against Natural England guidelines
EA4 World Heritage Sites	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Central Jarrow AAP	Spatial Planning Team in liaison with the Wearmouth-Jarrow WHS bid partnership	AAP adoption by July 2009	AAP preparation costs within existing budgets; details of implementation set out within the AAPs	Adoption of AAP
	World Heritage Site (WHS) Management Plans	WHS partnerships	On-going	Within existing budgets	Completion of Management Plan
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Percentage of permissions complying with EA3

Policy	Principal Implementation Routes	Who is Responsible?	By When?	Resource Implications	Target / Indicator
EA5 Pollution and Flooding	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Contaminated Land Strategy	Pollution Control section	On-going	Within existing budgets	Area of land remediated
	Air Quality assessments and strategies	Pollution Control section	On-going	Within existing budgets	Air quality levels
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	Percentage of applications granted contrary to Environment Agency advice
EA6 Planning for Waste	More detailed policies within Area Action Plans, Site-Specific Allocations, and Development Control Policies DPDs	Spatial Planning Team	On-going	Within existing budgets	Adoption of DPDs in line with dates scheduled in the LDS
	Municipal Waste Strategy	Waste Management section	On-going	Within existing budgets	Percentage of waste recycled, reused or composted
	Assessment of major development proposals	Development Control process	On-going	Within existing budgets	New waste capacity permitted versus RSS target (when available)

Core Strategy – Links with Other Strategies

Strategic Relationships between the LDF Core Strategy and complementary Regional and Local Strategies

Regional Spatial Strategy for the North East	South Tyneside Local Development Framework	'Spirit of South Tyneside' (Local Area Agreement / Community Strategy Review)	South Tyneside Regeneration Strategy 'Transforming Together'
Vision, Locational Strategy	Vision, Strategy	Theme	Vision
Improving Connectivity within and beyond the Region (Theme 3D)	Improving Accessibility	Helping people into jobs and encouraging enterprise Helping people to live independent and healthy lives Helping every child and young person achieve their potential Building sustainable neighbourhoods with great housing and transport links	Wealth Creation Reviving Town Centres Green and Sustainable South Tyneside New Life for all our Communities
Delivering Economic Prosperity and Growth (Theme 3A)	Delivering Economic Growth and Prosperity	Helping people into jobs and encouraging enterprise Helping people to live independent and healthy lives Helping every child and young person achieve their potential Building sustainable neighbourhoods with great housing and transport links Making communities safer and stronger	Learning to Change Wealth Creation Reinventing the Riverside Reviving Town Centres Maximising our Cultural Assets
Delivering Sustainable Communities (Theme 3B)	Delivering Sustainable Communities	Helping people into jobs and encouraging enterprise Helping people to live independent and healthy lives Helping every child and young person achieve their potential Building sustainable neighbourhoods with great housing and transport links Making communities safer and stronger	Urban Design Reinventing the Riverside Reviving Town Centres Green and Sustainable South Tyneside New Life for all our Communities
Conserving, Enhancing and Capitalising on the Region's Diverse Natural and Built Environment, Heritage and Culture (Theme 3C)	Capitalising on our Environmental Assets	Helping every child and young person achieve their potential Building sustainable neighbourhoods with great housing and transport links Making communities safer and stronger	Urban Design Maximising Cultural Assets Green and Sustainable South Tyneside

**To find out more about
the new Local Development Framework,
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If you know someone who would like this information in a different format, for example Braille, audio tape and languages other than English, these can be provided, on request, by contacting the Communications Unit on 0191 424 7385.



South Tyneside Council