

South Tyneside Local development framework

Final ADOPTED
Version

Development Management Policies

December 2011



South Tyneside Council

The New Development Plan
for your Borough

Final ADOPTED
Version

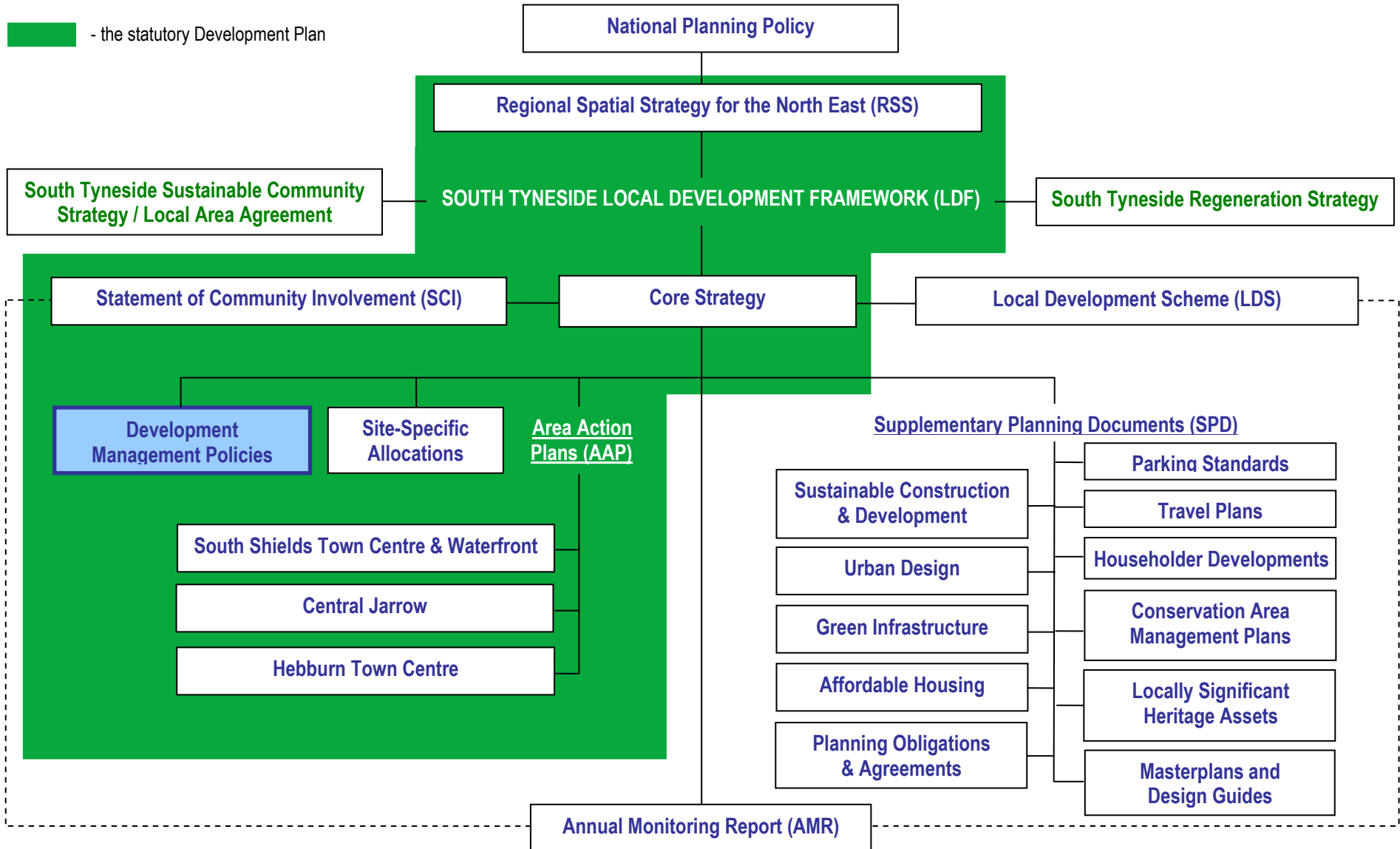
Development Management Policies

December 2011

This Development Plan Document was prepared to comply with The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

Adopted by Full Council on 1 December 2011

South Tyneside Local Development Framework – Family Tree



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Development Management Policies

National Planning Policy

Planning and Compulsory Purchase Act 2004
Planning Act 2008
PPS1 Delivering Sustainable Development
PPS12 Local Spatial Planning

Regional Spatial Strategy

The North East of England Plan: Regional Spatial Strategy to 2021 (July 2008)

Regional Spatial Strategy – The Secretary of State's Further Proposed Changes (February 2008)

Regional Spatial Strategy – The Secretary of State's Proposed Changes (May 2007)

North East of England Regional Spatial Strategy Examination in Public Panel Report and Appendices (August 2006)

Shaping the North East – Regional Spatial Strategy for the North East – Submission Draft (June 2005)

Regional Planning Guidance for the North East (RPG1 / Interim RSS (November 2002)

South Tyneside Local Development Framework

Local Development Scheme

Statement of Community Involvement

Core Strategy

South Shields Town Centre & Waterfront Area Action Plan

Hebburn Town Centre Area Action Plan

Central Jarrow Area Action Plan

Site-Specific Allocations

Community Strategy, Regeneration and Transformation

Spirit of South Tyneside: Sustainable Community Regeneration Strategy and Local Area Agreement (May 2008)

From Ordinary to Extraordinary: Transforming South Tyneside's Future (2003)

Tyne and Wear Local Transport Plan 2006-2011

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 biggest challenges is to make South Tyneside a place where people choose to live, work, learn and visit. This means preserving our cultural heritage, beautiful coastline and countryside whilst developing new and exciting buildings and making positive use of our historic environment. 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 (LDF)**. This will guide the future development and use of land and buildings in the borough over the next 10-15 years, and replace the existing Unitary Development Plan (UDP).

Existing Planning Policies

- 1.2 This Development Management Policies development plan document (DPD) complements other documents prepared as part of our emerging Local Development Framework (LDF). These include the Core Strategy (adopted in June 2007), three Area Action Plans based around the town centres of South Shields, Jarrow and Hebburn, the Site-Specific Allocations document and Supplementary Planning Documents. Our programme for preparing these documents is set out in the Local Development Scheme (LDS). When we review our Core Strategy it may be appropriate to combine the Core Strategy and Development Management Policies into one document together with detailed proposals for infrastructure delivery, funding and monitoring.
- 1.3 This document should be read alongside the strategic policies contained within other LDF development plan documents and the Regional Spatial Strategy (RSS) for the North East, which together form the statutory development plan for South Tyneside. Reference should also be made to relevant national planning policy guidance and statements. Core Strategy policies and other key LDF documents (marked * if currently in draft form or not yet prepared) are noted where appropriate in the margin against each development management policy to inform applicants about other relevant guidance. All relevant designations are shown on the LDF Proposals Maps included with the Area Action Plans and Site-Specific Allocations documents.
- 1.4 This document is structured along the same broad themes as the Core Strategy and other development plan documents. Issues surrounding ‘Improving Accessibility’ are addressed in the Core Strategy, Area Action Plans

and Site-Specific Allocations documents. It is not considered to be necessary to provide further development plan policy coverage on this theme, but highway safety is covered in generic policy DM1. Core Strategy Policy A1 explains that Transport Assessments will be required for any major development proposal and further guidance has been prepared on Parking Standards and Travel Plans as Supplementary Planning Documents.

Development Management Policies

- 1.5 In this document we set out the development management policies that we need to address locally distinctive issues that are not covered elsewhere by national policy, the Regional Spatial Strategy or other Local Development Framework documents. We want to ensure that we have sufficient planning policies for the proactive management of local development pressures, constraints and opportunities whilst not duplicating policies already in place. In order to identify the policies that we need we have reviewed the continuing relevance of our 'saved' UDP policies, and examined any local policy gaps in the current development plan.
- 1.6 Some of the development management policies replace and refresh key 'saved' UDP policies (for example LDF Policies DM1 and DM9), and provide a parent policy for Supplementary Planning Documents (SPDs) including our Conservation Area Management Plans (CAMPs). Other policies in this document provide borough-wide coverage for issues that have been locally addressed in our adopted Area Action Plans and these include intensive housing uses, the protection of our historic built and natural environments and local wildlife habitats. This document also addresses a number of specific development pressures within the borough for changes of use of employment land, concentrations of hot food uses in our district shopping centres and the management of development proposals for Gypsies and Travellers and Travelling Showpeople caravan sites. The adopted Development Plan Document will have an indicative lifespan of 15 years from the date of adoption.
- 1.7 The Development Management Policies DPD proposes designations in relation local wildlife sites and local geodiversity sites (at Policy DM7), and in relation to the Mineral Safeguarding Area (at Policy DM8). All other designations are dealt with through our adopted Area Action Plans and Site-Specific Allocations DPD, or are designated by other means (for example in relation to flood risk zones and conservation areas). All relevant designations are shown on the Proposals Map.
- 1.8 In the development management policies we set out detailed criteria against which development in the borough will be assessed, and provide guidance on the circumstances in which planning permission will be granted or refused. It is intended that these policies should provide developers with greater clarity and certainty as to how planning applications will be considered. Section 38(6) of the Planning and Compulsory Purchase Act 2004

requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 1.9 We encourage applicants to engage in pre-application discussions with the Area Planning Group where appropriate in relation to the scale and nature of the development. For major development proposals, the Area Planning Group operates a multi-disciplinary Development Team Approach to assist developers in delivering their proposals, and early discussion can help to clarify any issues from the outset, and ensure that the application is determined within statutory timescales. Our procedures for community involvement and publicity for planning applications are set out in our Statement of Community Involvement (adopted in July 2006).

Sustainability Appraisal (incorporating Appropriate Assessment)

- 1.10 This document has been assessed to see how well it meets a number of social, economic and environmental objectives. This is a process known as Sustainability Appraisal, which has informed and improved the document and the policies that are proposed as a result. The Sustainability Appraisal Report is available as a separate report.

Habitats Regulations Assessment

- 1.11 The Habitats Regulations Assessment (appropriate assessment) of this document is required under Article 6(3) and 6(4) of Directive 92/43/EEC of the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) and The Conservation (Natural Habitats & c) (Amendment) (England and Wales) Regulations 2007 (Habitats Regulations). The report and recommendations are available separately.
- 1.12 All policies in this Development Plan Document have been assessed against the Habitats Directive and the associated regulations to allow the local planning authority to ensure that the plan will not adversely affect the integrity of a European Site (i.e. any Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site). The Habitats Regulations Assessment identified some potential risks to the European Sites from development, including potential disturbance to internationally important populations of wintering and migratory birds or their habitats. With regard to Policy DM1 concern was expressed that any extraction of remnant shallow coal reserves at the coast close to the SPA or SAC could have an adverse impact on the integrity of the

European sites. The policy wording of DM1 (N) and supporting text has been amended to clarify the purpose of the policy and ensure appropriate protection for biodiversity and geodiversity at these sites.

- 1.13 Policy DM8 aims to safeguard areas of the borough to allow for potential mineral extraction in the future, and following the Habitats Regulations Assessment and further consultation with Natural England, the supporting text has been amended to clarify that proposals will not be permitted where development does not avoid adverse effect on the integrity of any European Site. . Similarly, in relation to Policy DM9, Minerals and Waste Operations, the document has been amended to explain that all proposals will be required to protect the local environment and especially avoid any adverse impact upon the integrity of European Sites.

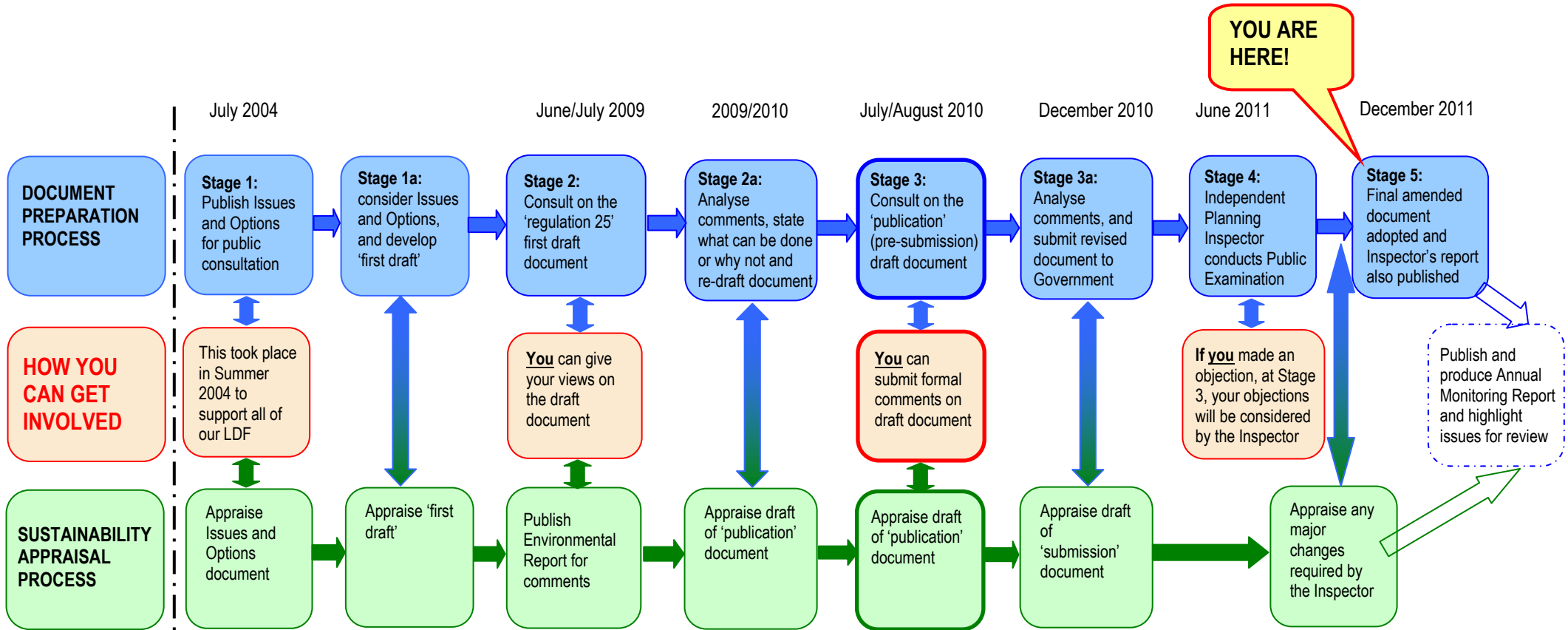
Consultation

- 1.14 Preparation of this document has been informed by continuing involvement of the local community and stakeholders, as follows:
- the initial Issues and Options consultation exercise for the overall South Tyneside Local Development Framework was conducted in July and August 2004 (refer to Annex B of the first consultation draft document for details and the sustainability appraisal analysis of the Issues and Options stage); and
 - in January 2009, we consulted key stakeholders via a questionnaire on potential topics for this document. Further discussion on an early draft of the document then took place with the Area Planning Group Applicants and Agents Focus Group in March 2009 and again in July 2009.
- It has also been informed by:
- the council's annual summer public consultation roadshows; and
 - public consultation responses received in relation to the first 'preferred options' and revised 'submission' draft versions of the Core Strategy document ; and
 - public consultation responses in received in relation to the 'first consultation draft' and revised 'publication' draft versions of this Development Plan Document.
- 1.15 The process for preparation of this document is summarised in the diagram on page 6 and further information is set out in our Local Development Scheme (LDS). Our Statement of Community Involvement includes information on how we sought to consult and ensure ongoing public involvement throughout the preparation of the document.

Implementation and Monitoring

- 1.16 The implementation framework for the Development Management Policies DPD is somewhat different from that of other LDF documents. This DPD consists of criteria-based policies, which will mainly be implemented through granting or refusing planning permission. Such policies cannot be so easily linked to predictable events such as the preparation of development briefs, infrastructure provision and the submission of planning applications as is possible with site allocation policies. We will review the relevance of our development management policies in line with new or revised national planning guidance, but the timing of this action will depend upon when particular issues emerge. We will monitor the way in which the policies in this DPD influence the implementation of the development plan and overall efforts to secure sustainable development through our Annual Monitoring Report (AMR), planned five year reviews of our Local Development Framework and continuing dialogue with key delivery partners. The full details of our monitoring and implementation framework are set out at Annex A.

How this Document was Prepared ...



Strategic Policies

National Guidance:

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS7	Sustainable Development in Rural Areas
PPS8	Telecommunications
PPG13	Transport
PPG14	Development on Unstable Land
PPG17	Planning for Open Space, Sport and Recreation
PPS22	Renewable Energy
PPS23	Planning and Pollution Control
PPS24	Planning and Noise
PPS25	Development and Flood Risk
Planning and Climate Change: Supplement to Planning Policy Statement 1 (CLG, 2007)	

Local Development Documents:

LDD1	Statement of Community Involvement
LDD2	Core Strategy
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

LDF Core Strategy Policies:

ST1	Spatial Strategy for South Tyneside
ST2	Sustainable Urban Living
A1	Improving Accessibility
E1	Delivering Economic Growth and Prosperity
SC1	Creating Sustainable Urban Areas
SC2	Reviving our Town Centres and other Shopping Centres
SC3	Sustainable Housing Provision
SC4	Housing Needs, Mix and Affordability
SC5	Providing for Gypsy and Traveller Caravan Sites
SC6	Providing for Recreational Open Space, Sport and Leisure
EA1	Local Character and Distinctiveness
EA2	The Coastal Zone
EA3	Biodiversity and Geodiversity
EA4	World Heritage Sites
EA5	Environmental Protection
EA6	Planning for Waste

Management of Development

- 2.1 The Planning and Compulsory Purchase Act 2004 requires that for those types of application where regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This refers to all planning applications including, for example new buildings, alterations and extensions, and changes of use.
- 2.2 Development plan policies can also be a material consideration in relation to applications for Advertisement Consent and Hazardous Substances Consent.
- 2.3 We will use the policies contained in this document to provide a consistent approach to the management of development in the borough, but each application will be judged on its individual merits taking account of other material considerations. In some circumstances, a development proposal may not satisfy all of the policy criteria in this document but may be acceptable when judged against all material considerations.
- 2.4 The Development Management Policies document is one element of the current development plan for South Tyneside. We do not repeat national and regional planning policy in this document, and there will be other development plan policies in our LDF Core Strategy, Area Action Plans and Site-Specific Allocations documents which will also be relevant to development proposals. Our Core Strategy policies are listed in the margin on this page, and we provide references to other relevant development plan documents and locally specific planning policies throughout this document as margin entries. Supplementary Planning Documents are listed at Annex C.
- 2.5 We encourage you to read this document as part of our overall Local Development Framework. Core Strategy Policy ST1 sets out our overall spatial strategy for sustainable development. Policy ST2 promotes sustainable urban living including the generation of renewable energy, use of sustainable drainage systems and application of low carbon standards. Specific requirements for sustainable development are expanded upon in SPD1 Sustainable Construction & Development (adopted August 2007), and this document explains the circumstances in which a Sustainability Statement will be required as part of a planning application.
- 2.6 Our requirements for the highest standards of urban design are set out in Core Strategy Policy ST2, and in our Area Action Plans. The need to design out crime and eliminate the fear of crime is also included in Policy ST2. We will also prepare further detailed urban design guidance in a forthcoming Supplementary Planning Document.

Development Management Policies:

- DM2 Safeguarding Employment Uses
- DM3 Hot Food Uses in Shopping Centres
- DM4 Intensive Housing Uses
- DM5 Gypsies and Travellers and Travelling Showpeople Caravan Sites
- DM6 Heritage Assets and Archaeology
- DM7 Biodiversity and Geodiversity Sites
- DM8 Mineral Safeguarding and Management of Extraction
- DM9 Minerals and Waste Operations

Relevant Supplementary Planning Documents:

- SPD1 Sustainable Construction & Development
- SPD2* Urban Design
- SPD3* Green Infrastructure
- SPD5 Planning Obligations & Agreements
- SPD6 Parking Standards
- SPD7 Travel Plans
- SPD9 Householder Developments

Relevant 'saved' Unitary Development Plan (UDP)

Supplementary Planning Guidance Notes:

- SPG1 Landscape Schemes
- SPG6 Shop Front Security
- SPG7 Poster Advertising

'Saved' UDP policies and proposals and related Supplementary Planning Guidance (SPG) Notes will continue to be used as material considerations in the determination of planning applications until they are reviewed or replaced in our emerging LDF.

* Denotes document in draft or yet to be prepared

- 2.7 We anticipate that major developments and regeneration proposals will create an impact on local infrastructure. Where appropriate, developers will be required to enter into legal agreements to contribute towards relevant infrastructure requirements and ensure that costs are shared equitably. Core Strategy Policy ST1 sets out the need to use planning obligations to assist with the delivery of our overall spatial strategy, and SPD5: Planning Obligations & Agreements (adopted October 2008) provides further guidance on the planning obligations that will be required to secure developer contributions towards the infrastructure requirements of new development.
- 2.8 Details of supporting information required to be submitted with applications under the planning Acts, to ensure that they can be adequately assessed on a range of possible development impacts, are known as 'validation requirements' and are available to view on the council's web site at www.southtyneside.info/planning
- 2.9 Here, Policy DM1 sets out the general criteria against which all applications made under the planning Acts will be determined. This policy addresses those issues not covered elsewhere in our LDF and replaces some of our important 'saved' UDP policies (see the list of 'saved' UDP policies to be superseded at Annex B).
- 2.10 Supplementary Planning Documents on Urban Design, Green Infrastructure, Householder Developments, Parking Standards and Travel Plans provide further guidance on key elements of Policy DM1. Core Strategy Policy EA5 addresses environmental protection issues including pollution, environmental risk and nuisance, and through that policy we will ensure that the individual and cumulative effects of development do not breach noise, hazardous substances or pollution limits.

Policy DM1 Management of Development

In determining all applications under the planning Acts we will ensure that, where relevant:

- A the development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing;**
- B the development is acceptable in relation to any impact on residential amenity;**
- C the development protects existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary;**

(continued...)

National Guidance:

Climate Change Act (2008)

Development Control: Planning for Air Quality (Environmental Protection UK) (2006)

Disability Discrimination Act (2005)

Sub-Regional Guidance:

Tyne & Wear Strategic Flood Risk Assessment (2007)

Tyne & Wear Air Quality Strategy

Tyne & Wear Air Quality Delivery Plan

Tyne & Wear Local Transport Plan (LTP)

Local Guidance:

South Tyneside Climate Change Adaptation Strategy (2009-2012)

South Tyneside's Tree and Woodland Policy 2010*

South Tyneside Urban Design Framework (2005)

Strategic Flood Risk Assessment (2010)

Site-Specific Allocations & Central Jarrow SFRA 09/10

Local Air Quality Strategy (2008)

Further Assessment of Air Quality (2007)

Contaminated Land Strategy (2001)

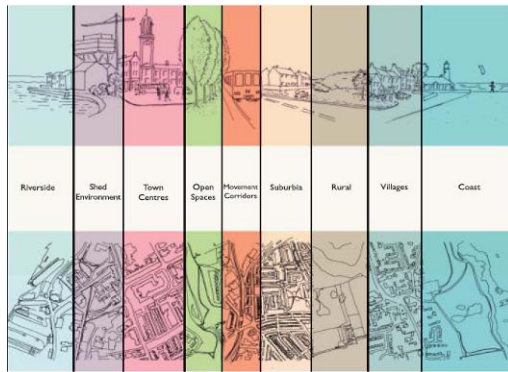


Merchant Court, Monkton Business Park South
Award for Place Making (2008)

(Policy DM1 continued....)

- D** new development provides well-designed external spaces including streets, squares and parks, where possible linked to the wider green infrastructure network, with hard and soft landscaping to provide a high quality setting for buildings, improve visual amenity, enhance community activity and support the provision of priority natural habitats and species;
- E** the design of buildings and external spaces incorporates focal points and landmarks to aid recognition and legibility of the townscape and streetscape, including public art, where possible;
- F** the design of advertisements complements the architecture to which it relates and the local context, and is considered as an integral part of the development;
- G** the impact of the development is acceptable in relation to highway capacity and safety or includes proposals to mitigate any adverse impacts;
- H** new development provides site layouts that facilitate convenient and safe routes between facilities, and prioritises movement by pedestrians and cyclists;
- I** the needs of all users for access around sites and into buildings for public use are considered as an integral part of the development;
- J** the development is designed to achieve lower carbon emissions, and to be energy efficient and maximise the use of renewable and low carbon energy sources, having greater resilience to the likely affects of climate change, including higher summer temperatures and increased prevalence of flood events. Where relevant, development should incorporate green spaces to mitigate the heating of urban areas and should create and support opportunities for sustainable forms of transport, drainage and waste management;
- K** the development is designed to minimise and mitigate localised flood risk, both on site or elsewhere, where this has been identified by the Strategic Flood Risk Assessment, Site-Specific Flood Risk Assessment or Surface Water Management Plan. For any development proposed in a Critical Drainage Area, as identified by the Strategic Flood Risk Assessment, a full flood risk assessment and drainage impact assessment may be required. Development on any sites allocated in Flood Risk Zones will only be permitted in accordance with the findings of a Sequential Flood Risk Assessment;

(continued....)



Urban Design Framework Character Areas

Design and Sustainability

Urban Design Compendium 1 and 2
(English Partnerships/Housing Corporation)

Lifetime Homes (Habitat Housing Association)

Secured by Design (CABE)

Building for Life (CABE/Home Builders Federation)

Code for Sustainable Homes (Communities & Local Government)

Building-in Sustainability: A Guide to Sustainable Construction and Development in the North East (Durham County Council)

(Policy DM1 continued....)

- L** the development does not adversely impact upon air pollution levels, particularly of nitrogen dioxide in the Boldon Lane/Stanhope Road and Leam Lane/Lindisfarne Roundabout Air Quality Management Areas (as shown on the Proposals Map), or any other designated area where air quality objectives are not met or not likely to be met in the foreseeable future or as a result of the proposed development;
- M** any risks of contamination have been fully assessed and, where necessary, remediation measures, appropriate to the intended use of the land, are included as part of the development proposals; and
- N** the development takes into consideration the potential legacy of mineral workings, particularly in areas of known former mine shafts (see Annex D), and also the existence of landfill sites at Newton Garths, Temple Park, Trow Quarry and Gypsies Green.

Design

- 2.11 Core Strategy Policy ST2: Sustainable Urban Living requires that all development proposals must incorporate the highest standards of design and produce safe and flexible buildings and environments. The council's Urban Design Framework (2005) includes Best Practice Principles and relevant Character Area Guidelines, and identifies different areas within the borough with particular design characteristics. The Urban Design Framework assists in recognising how to respond appropriately to local context and build upon a sense of place. Policy DM1 adds to Core Strategy Policy ST2 and requires developments to convey sensitive consideration of their surroundings, where possible enhance local setting and reinforce local identity. In addition, Policy DM6 protects the local setting of our historic built environment, and reference can also be made to joint guidance from English Heritage/CABE entitled 'Building in Context'.
- 2.12 The forthcoming supplementary planning document on urban design will draw upon key principles from the existing Urban Design Framework and set out detailed local design guidance. Other specific design guides and site development briefs will also be prepared as appropriate. In relation to extensions and alterations to existing buildings, particularly householder extensions, SPD 9: Householder Developments brings together, updates and expands on advice currently set out in 'saved' Supplementary Planning Guidance Notes on dormer extensions, conservatories and householder extensions. SPD9 provides design guidance on householder extensions and alterations, and other developments such as plot-subdivision and householder renewable energy. The document also highlights the importance of other material considerations such as impact upon streetscene, local character and amenity.

Residential amenity

- 2.13 We will assess impact on residential amenity in relation to:
- noise, vibration and disturbance from any proposed activity, including traffic related noise and the comings and goings of visitors to premises particularly when late evening activity is involved. Planning conditions will be used to control the hours of operation of construction activity, site set up, construction traffic routing and parking dependent upon the scale of the development proposed;
 - any form of air pollution (for example smell, fumes, smoke, soot, ash, dust or grit);
 - overlooking, and privacy within the dwelling, with less weight being accorded to privacy in outdoor spaces;
 - outlook from dwellings, to the extent that structures in close proximity to windows (and to a lesser extent from outdoor spaces) can be considered visually overdominant, but the retention of private views cannot be protected in this context; and
 - overshadowing within the dwelling by proposed structures and, to a lesser extent, within private outdoor spaces.

Telecommunications

- 2.14 Proposed telecommunications installations will be assessed against national Planning Policy Guidance Note 8 (PPG8) 'Telecommunications', and LDF Policy DM1 which requires development to convey sensitive consideration of its surroundings and be acceptable in relation to residential amenity, highway capacity and safety. Telecommunications installations will be resisted in sensitive areas of the borough, and our Conservation Area Management Plans include additional guidance to safeguard sensitive locations from telecommunications installations, where this is considered to be justified.

Landscaping, external spaces and public art

- 2.15 There is relatively limited tree cover in the borough. Key objectives of the council's emerging Tree and Woodland Policy (2010) are to protect trees within the borough, promote proactive tree management and maintenance and encourage replacement planting where appropriate. We will therefore give priority to the protection of existing soft landscaping, including trees and hedges, in all development proposals. Replacement will only be considered where either protection is not possible, based on the evidence of a tree risk assessment, or in the case of major development, the benefits of the development and its design may be considered to outweigh the loss of some planting and a comprehensive replanting scheme would be required.

Telecommunications:

SPD18 Cleadon Hills Conservation Area Management Plan (adopted April 2009) notes that telecommunication installations can be visually damaging, especially in sensitive areas like Cleadon Hills. Development principle CA-CH7 on Telecommunications states that: 'Proposals involving telecommunication installations will be resisted on Cleadon Hill SSSI or Cleadon Quarry Local Wildlife Site.'

The Article 4 (1) Direction (1996) on Land West of Downhill, West Boldon (which is designated Green Belt) brings into planning control the installation of telecommunications apparatus.

- 2.16 The design of all new developments should consider hard and soft landscaping from the outset, the full details of which will generally be the subject of planning conditions. Tree planting should be achieved wherever possible to increase the borough's tree stocks and enhance biodiversity. 'Saved' Supplementary Planning Guidance Note 1 currently provides detailed guidance for developers on the level of detail that will be needed in the submission of landscaping schemes, and we may consider updating this guidance in the form of a Supplementary Planning Document. Details of soft landscaping maintenance will be required by planning condition to ensure satisfactory establishment of planting (usually for a period of 5 years). Developers will need to make clear their intentions for long term maintenance of landscaped areas, which may involve offering areas for council adoption or putting in place private landscape management agreements.
- 2.17 Pockets of amenity open space are often provided in residential developments. They can help to maintain good quality urban spaces and contribute to the character and visual amenity of an area. We will discourage the conveyance of small landscaped areas to individual residents, since pressures to enclose and provide additional boundary treatments can be detrimental to the public realm and may generate highway safety concerns.
- 2.18 The design of buildings and external spaces should incorporate focal points and landmarks to assist with the creation of a sense of place. Public art can make a positive contribution to the quality of the environment, add to cultural value and promote understanding of the local heritage. Works of public art can include detailed design features on buildings, specially designed walls, railings, fencing etc and not just statues or sculptures. Developers should consider opportunities for inclusion of public art at the outset of the design process and take into account matters such as location, materials, safety implications and maintenance requirements.

Advertisements

- 2.19 Where advertisements are being designed for new or existing buildings their design should complement the architecture of the host building by consideration of the number of signs, size, position on the building having regard to relationship with architectural features, size and style of lettering, materials, colour finish and, where appropriate, illumination. These design details should be considered as an integral part of the development. Where advertisements are proposed in respect of heritage assets, the test is to ensure that no harm occurs to their significance/heritage value.

Transport and access issues

- 2.20 Policies ST2 and A1 of the Core Strategy set out the importance that the council attaches to promoting accessibility by modes of transport other than the private car. Applications for development should be able to demonstrate that they can be served by existing transport infrastructure and public transport services without detriment to the existing operation of those services. Highway capacity and safety is relevant for all activities that take place on or within the public highway by all modes of transport, including vulnerable road users such as pedestrians, cyclists and horse riders. In circumstances where adverse impacts on highway capacity and safety cannot be mitigated planning permission will be refused.
- 2.21 A Transport Assessment will be required for developments likely to have significant transport impacts. The coverage and detail should reflect the scale of the development and the extent of transport implications. Its purpose would be to quantify and assess how the development would be accessed by alternative modes of transport and how modes, other than the private car, would be promoted, including, where appropriate, the use of Travel Plans and providing any proposals for access or transport improvements. A Travel Plan is a report outlining the way in which the transport implications of a development are to be managed to ensure minimum environmental, social and economic impacts. Applicants should refer to SPD5: Planning Obligations and Agreements (adopted October 2008) and SPD7: Travel Plans (adopted April 2010) for detailed guidance on where the council's strategic transport improvements tariff will be applied to development proposals, and where a Travel Plan will be required.
- 2.22 A Transport Statement will be required when development is expected to generate relatively low numbers of trips with minor traffic impacts. Its purpose is to cover matters such as trip generation resulting from the development, improvements to site accessibility, car parking provision and internal vehicle circulation, traffic impacts of servicing requirements and the net level of change compared with the existing situation.
- 2.23 Indicative thresholds for different types of development to indicate when a Transport Assessment and Travel Plan or a Transport Statement are required, are available as part of the advice on application validation requirements on our web site at www.southtyneside.info/planning. It is advisable to discuss the need for, and scope of the supporting material required, at pre application stage.
- 2.24 Developments should provide for safe access and exit from the site for all vehicles, cyclists, pedestrians and other road users, make provision for the loading and unloading of service vehicles, as appropriate, and make provision for car and cycle parking within the site, including provision for accessible parking in well designed and lit spaces for safety and convenience, in accordance with the council's guidance on car and cycle parking. A

DfT and DLG Guidance on Transport Assessments
(March 2007)

Supplementary Planning Document providing guidance on car and cycle parking has been produced to replace the existing guidance in the Unitary Development Plan (SPD6).

- 2.25 In producing site layouts, particularly for residential development, convenient and safe routes should be provided between dwellings and local facilities including shops, educational, social and recreational facilities especially for pedestrians and cyclists. Infrastructure and facilities for pedestrians and cyclists should be designed to the highest standards, consistent with the council's good design principles. In the interests of access for all, new buildings for use by the general public and buildings where substantial alterations are being made, for example new shop fronts, should demonstrate that their entrances are designed with an adequate opening width and level thresholds, or that ramps are provided to comply with Building Regulations and the Disability Discrimination Act. Publicly accessible sites should similarly enable access for all by providing level approaches to main entrances, and accessible parking bays located as close as possible to building main entrances. Specific design measures should also be employed to assist movement by blind or partially sighted persons.

Climate change

- 2.26 The Climate Change supplement to national Planning Policy Statement 1 was published after the adoption of our Core Strategy in 2007, which sets out our overall spatial strategy for sustainable development in Policies ST1 and ST2. It is therefore considered to be appropriate to supplement our development plan policy on climate change in the Development Management Policies document. Additionally, South Tyneside's Climate Change Adaptation Strategy 2009-2012 identifies priority climate risks for the area, and prioritises and initiates adaptation measures designed to create sustainable places that can cope with projected climate change scenarios. New developments will help to play an important role in implementing the objectives of this strategy.
- 2.27 We want to ensure that developments are designed to mitigate climate change, and to withstand its effects. Sustainable construction and development can help mitigate the predicted adverse impacts of temperature increase, minimise energy use and impact of development, while ensuring future sustainability of developments. Making best use of natural site features and designing development to take into account factors such as building orientation, landscaping and avoiding solar gain can also contribute towards mitigating the impact of climate change. Buildings should be designed to have a comfortable, low energy environment, taking into account local temperature predictions. Building cooling solutions should maximise the use of natural ventilation, and mechanical, energy consuming, cooling solutions should only be used as a secondary measure where natural ventilation proves inadequate (South Tyneside Climate Change Adaptation Strategy 2009-2012).

PPS25 Sequential Test and Exception Test:

Zone 1 Low Probability – all land uses appropriate.

Zone 2 Medium Probability – water-compatible, less vulnerable and more vulnerable uses and essential infrastructure are appropriate; highly vulnerable uses only appropriate if Exception Test is passed.

Zone 3a High Probability – water-compatible and less vulnerable uses are appropriate; more vulnerable and essential infrastructure uses only permitted if Exception Test is passed; highly vulnerable uses not permitted.

Zone 3b the Functional Floodplain – water-compatible uses permitted; essential infrastructure only permitted if Exception Test is passed; less vulnerable, more vulnerable and highly vulnerable uses not permitted.

Flood Risk Vulnerability Classification:

Essential Infrastructure – essential transport and strategic utility infrastructure.

Highly Vulnerable – includes emergency services stations telecommunications installations, hazardous substances facilities, mobile homes and park homes for permanent residential use, basement dwelling houses.

More Vulnerable – includes other dwelling houses, drinking establishments, nightclubs, hotels, most residential and non-residential institutions, holiday caravans and campsites, hospitals, hazardous waste facilities.

Less Vulnerable – includes shops, service businesses, leisure, general industry, agricultural premises, etc.

Water-Compatible Development – includes marine industries, water-based recreation and tourism, etc.

The Exception Test:

- a) it provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA;
- b) it is on developable brownfield land, or where there are no reasonable alternative options;
- c) a flood risk assessment shows it to be safe and not increasing flood risk elsewhere.

2.28 Green spaces can provide both shading and evaporative cooling. A network of interlinked green spaces is important for the protection and enhancement of priority natural habitats and species and for assisting the natural environment to adapt to the impacts of climate change. Green roofs can play a positive role in contributing towards a better quality urban environment and offer physical, environmental and cost benefits. Not only do they provide a natural environment for species but they also increase the life expectancy of a roof, add thermal insulation, provide a sustainable method of managing surface water and reduce, dust, smog and noise levels. Where appropriate, green spaces should incorporate planting that is heat and drought resistant, and where possible, green spaces should enhance biodiversity and provide natural shading, green roofs and walls.

2.29 We will update Supplementary Planning Document 1: Sustainable Construction and Development (adopted August 2007) as appropriate to provide relevant detailed guidance on renewable energies, low carbon targets and sustainable construction methods. In addition, forthcoming Supplementary Planning Documents on Urban Design, Green Infrastructure and Parking Standards will set out sustainable development principles, and detailed guidance on the delivery of green infrastructure.

Flood risk

2.30 The council has prepared a Strategic Flood Risk Assessment (SFRA) to assess risks of flooding (underground, surface water, river and coastal) in its area in accordance with PPS25. This clarifies the extent of the areas known to be at risk from flooding (shown on the SFRA Maps and LDF Proposals Maps), and enables the Local Planning Authority to adopt a strategic approach to managing flood risk. The SFRA provides an informed basis for prioritising the allocation of development sites through the LDF using the sequential approach, and an information base for developers to use when preparing individual site-specific flood risk assessments against which the Local Planning Authority can judge proposals. Where any Critical Drainage Areas are identified in the SFRA, Surface Water Management Plans (SWMP) will be prepared to provide the basis for tackling localised flood risk, and for any development proposed in a Critical Drainage Area a full flood risk assessment and a drainage impact assessment may be required and any recommendations from the flood risk assessment/drainage impact assessment or SWMP should be followed. The SFRA will be reviewed on a regular basis and Critical Drainage Areas may change with time and climate change. It should be noted that Environment Agency (EA) flood risk zone mapping is likely to be more up to date than the SFRA, and should be used to assess any proposal. The circumstances in which a full flood risk assessment and/or drainage impact assessment will be required are set out in our advice on validation requirements for planning applications at www.southtyneside.info/planning.

- 2.31 All development proposals should accord with the sequential and exception tests set out in PPS25 (as summarised in the margin) to minimise risk from existing flooding sources (underground, surface water, river and coastal), and must not create an increased risk of flooding either on the site or elsewhere as a result of additional impact on existing infrastructure. In some circumstances, it may be appropriate to use planning obligations to mitigate any potentially harmful impacts of development on localised flooding, or to facilitate the delivery of water and sewerage infrastructure and further guidance is included in SPD5: Planning Obligations & Agreements. Applicants are also advised to refer to Core Strategy Policies EA2 and EA5 which set out the council's intention to reduce the risk of flooding along the developed and undeveloped coast and discourage unsustainable development in those areas of the coast, Tyne corridor and Don Valley which are known to be at high risk of flooding. Core Strategy Policy ST2 requires Sustainable Drainage Systems and water conservation features, including using grey water recycling and other technologies to be used wherever possible.

PPS23 'Planning and Pollution Control' states that the Local Planning Authority should satisfy itself that the potential for contamination and any risks arising are properly assessed, and that the development incorporates any necessary remediation and subsequent management measures to deal with unacceptable risks. It specifically identifies the role of Local Planning Authorities in assessing 'the actual or suspected presence of substances which may cause risks to people, property, human activities or the environment'.

Low Emissions Strategies (DEFRA) (2010)
Development Control: Planning for Air Quality
(Environmental Protection UK) (2006)

Air quality

- 2.32 Air Quality across South Tyneside is generally good. However, certain areas within the borough have been found to experience relatively poor air quality, mainly from road transport emissions. Since the adoption of the Core Strategy, two Air Quality Management Areas (AQMA) have been declared, one at Boldon Lane/Stanhope Road, South Shields and the other at Leam Lane/Lindisfarne Roundabout, Jarrow as a result of an observed exceedence of the national annual mean air quality objective for nitrogen dioxide associated with motorised transport emissions. Monitoring of pollutant levels will continue within the AQMAs to assess whether the air quality objective values continue to be exceeded in these areas.
- 2.33 The declaration of an AQMA does not mean that development will be prohibited in that area, but it must not further compromise air quality objectives or significantly increase air pollution levels. Additional consideration must be given to the elimination of the harmful impacts of the development in the immediate vicinity of the proposal, and to any wider impact on air quality within and adjacent to the AQMA. PPS23 sets out general considerations, and guidance entitled 'Development Control: Planning for Air Quality' provides a framework for assessing significance, but the Local Planning Authority is ultimately responsible for determining the level of significance of the impact of development upon air quality objectives. A detailed emission statement may be requested for development proposed in a designated AQMA together with a site-specific low emission strategy.
- 2.34 We will develop an Air Quality Action Plan for South Tyneside to set out the local actions that can be taken to make improvements towards air quality objectives, and identify the most cost effective measures to improve air quality within each AQMA. There are also other air quality 'hotspot' areas in the borough that need to be monitored. A detailed assessment is currently taking place at the Port of Tyne, South Shields in order to determine exact pollutant concentrations within the area, and Station Road in Hebburn town centre has been

assessed to be potentially at risk of high adverse air quality levels, although not currently to a sufficient degree to warrant the declaration of an Air Quality Management Area. Any junction enhancement scheme at the Victoria Road/Station Road junction should aim to minimise the levels of standing traffic at the traffic lights (see Hebburn Town Centre Area Action Plan).

Risks of contamination

- 2.35 Developers are responsible for ensuring that development is safe and suitable for the proposed use. For all new development with a sensitive end use (e.g. children's play areas, nurseries, schools, residential areas, areas for horticulture), for development on previously developed sites where the site history suggests possible sources of contamination, e.g. former industrial sites, on sites adjoining known contaminated sites or within 250 metres of a former landfill site, the risk of contamination must be assessed. The submission of a risk assessment in appropriate cases is a requirement for validation of such planning applications. The minimum requirement will be a preliminary risk assessment based on a desk study and site walk over. This will identify the possible requirement for further site investigation and whether any required remediation can be secured by means of planning conditions. Both on-site contaminants and any migration of gases must be addressed in relation to the risks to the proposed end user(s) and to prevent the migration of contaminants beyond the site. Planning conditions will be used to ensure the removal or containment, as appropriate, of identified and unexpectedly encountered contaminants, together with records of verification.

Unstable land

- 2.36 South Tyneside has a legacy of former mineral workings, and also landfill sites. It is important for any future development proposals on or in close proximity to these sites to consider whether there are any public safety hazards that need to be addressed such as land instability. In South Tyneside, the main mining legacy issues include the potential presence of mine entries, shallow coal workings, rising mine water and mine gases (see Annex D: Minerals Legacy and Resources Map). The main known landfill sites in the borough include Newton Garths, Temple Park, Trow Quarry and Gypsies Green.
- 2.37 Development in areas of known coal resources will require a mining report to be obtained from the Coal Authority, together with their permission for carrying out ground investigations and any necessary treatment works to ensure the land is safe from contaminants and stable from former mine shaft workings. Where feasible, and subject to no adverse impact on biodiversity and geodiversity, particularly along the Northumbria Coast Special Protection Area (SPA) and Durham Coast Special Area of Conservation (SAC), it may be prudent to explore the extraction of any remnant shallow coal reserves by surface mining operations before development commences. This will prevent sterilisation of remnant coal reserves and stabilise the land prior to development.

Delivering Economic Growth and Prosperity

Safeguarding Employment Uses

- 3.1 One of our major challenges is to support business development and growth and to attract key employment sectors to the borough. A new Local Enterprise Partnership has been approved for the North East of England, which covers seven local authority areas including South Tyneside, and will work to promote regional economic growth. We need to make sure that we have enough viable employment land to meet current and future demands, and in order to do this we will safeguard our existing industrial areas and employment land allocations for employment use, where this approach is viable and sustainable, and consistent with our overall spatial strategy.
- 3.2 Predominantly Industrial Areas (PIA) and employment land allocations are shown on the LDF Proposals Maps included with the AAPs and Site-Specific Allocations documents.
- 3.3 For the purposes of this policy, employment uses are Use Classes B1 Business, B2 General Industrial and B8 Storage and Distribution. We will make a balanced judgement on relevant applications for planning permission based upon national planning guidance, the criteria set out in Policy DM2 and any other relevant development plan policies and material considerations.

National Guidance:

PPS4 Planning for Sustainable Economic Growth
Planning for Town Centres. Practice guidance on need, impact and the sequential approach. (CLG, 2009)

Regional Spatial Strategy: 4, 18, 19

LDF Core Strategy Policies: SC2, E1

DM Policies: DM1, DM3

AAP Policies: SS2, SS4, SS7, J2, J4, J6, H2, H4, H5

Site-Specific Allocations Policies: SA1, SA3

Lettings Policy for South Tyneside Council's Industrial Property Portfolio (2009)

South Tyneside Employment Land Studies (2004, 2007 and 2011 updates)

Employment Uses:

B1: Business – (a) offices not within Use Class A2; (b) research and development of products or processes; (c) light industry

B2: General Industrial (not within Use Class B1)

B8: Storage & Distribution

Employment Land Portfolio:

The adopted RSS (2008) sets out a requirement for the provision of 70ha of employment land for B1, B2 and B8 uses in South Tyneside from 2005 to 2021. This supersedes the 40ha originally set out in the LDF Core Strategy adopted in 2007 (Policy E1).

Policy DM2 Safeguarding Employment Uses

We will promote and facilitate economic growth and prosperity, in accordance with regional and local aspirations for growth by:

- A safeguarding existing Predominantly Industrial Areas and other employment land allocations in the borough for employment use (Use Classes B1, B2 and B8) as opposed to redevelopment for alternative uses, where this is sustainable and viable, to ensure a sufficient supply of employment land over the next 10-15 years; and**
- B encouraging Use Class B1(a,b) office uses to locate in town and district centres, where sites are suitable and available, and sequentially on accessible edge-of-centre sites and within established business parks and industrial estates, provided that they do not adversely affect the general character, function, vitality and viability of nearby town or district centres or the supply of land for industrial uses (Use Classes B2 and B8) over the next 10-15 years.**

(continued...)

PPS4 Definition of Economic Development

For the purposes of the policies in PPS4, economic development includes development within the B Use Classes, public and community uses, main town centre uses and development which achieves at least one of the following objectives:

1. provides employment opportunities;
2. generates wealth or
3. produces or generates an economic output or product

The main uses to which the town centre policies in PPS4 apply are:

1. retail development (including warehouse clubs and factory outlet centres)
2. leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls)
3. offices, and
4. arts, culture and tourism (theatres, museums, galleries and concert halls, hotels, and conference facilities)

PPS4 Definition of 'Edge-of-Centre:

For office development, locations outside the town centre area, but within 500m of a public transport interchange, including railway and bus stations, within the urban area should be considered as edge-of-centre locations for the purposes of the sequential approach.

(Policy DM2 continued...)

Proposals for non-employment uses in Predominantly Industrial Areas and other employment land allocations in the borough will only be approved where it is demonstrated that:

- C** the employment use of the site or premises is no longer viable, by the same or any other employment user (Use Classes B1, B2 and B8); and
- D** the site or premises would not make a significant contribution to the borough's employment land supply over the next 10-15 years in meeting RSS employment land requirements; or
- E** the proposal provides long-term benefits that would significantly outweigh the loss of land for employment use.

In addition to satisfying the above criteria, proposals for hot food takeaways (Use Class A5) in Predominantly Industrial Areas will only be approved where it is demonstrated that there would be no adverse impact upon:

- F** the general character and function of the business park or industrial estate;
- G** the vitality and viability of nearby town or district centres; and
- H** highway safety.

Predominantly Industrial Areas and employment land allocations are shown on the Proposals Map.

- 3.4 In accordance with the Regional Spatial Strategy (RSS), Core Strategy and LDF evidence base, we will seek to ensure that South Tyneside has an adequate employment land portfolio to meet both short and long-term requirements. Core Strategy Policy E1 sets out the principle of safeguarding allocated viable employment sites, and other employment sites that have special attributes for employment uses only. We identify site-specific economic development opportunities in LDF Policies SS4, H4, and J4 of the Area Action Plans and Policy SA3 of the Site-Specific Allocations Document, and where appropriate as part of mixed-use development opportunities in Policies SA1, SS2, J2 and H2.
- 3.5 Our Employment Land Update Study (2007) recommended the provision and allocation of a range of sites for employment purposes to ensure that the borough meets its economic growth aspirations. It also identified specific B1 (25ha), B2 (51ha) and B8 (9ha) land requirements for South Tyneside and a need to meet the demand for larger format employment units. We are proposing to carry out a further Employment Land Study to



Tedco II Business Centre, South Shields



Monkton Business Park, Hebburn

update our evidence base. We will also continue to monitor the range of employment types coming forward against economic trends to ensure that employment land is released or safeguarded for specific uses where necessary.

- 3.6 Policy DM2 seeks to safeguard existing Predominantly Industrial Areas (PIA) and employment land allocations for employment uses unless it is demonstrated that certain criteria can be satisfied, and an alternative use is deemed to be appropriate. This approach is particularly important for employment allocations along the riverside corridor and within the central urban areas of the borough that benefit from good accessibility. We will continue to work with delivery agencies (such as ONE North East or the Local Enterprise Partnership) to facilitate the development of these key sites for employment use.
- 3.7 Consistent with national planning guidance and the Regional Spatial Strategy, we want to ensure that office-based development is focused towards the town centres and around other key public transport hubs, in accordance with the sequential approach and economic development objectives. Some office accommodation may be appropriate on other less central sites within established business parks and industrial estates, but only where no suitable sites are available within the town and district centres and subject to there being no adverse impact upon the borough's industrial land supply, the character of the business park or industrial estate and the vitality and viability of local commercial centres. Policies in our adopted Core Strategy and Area Action Plans (SC2, SS7, H5 and J6) specifically protect and enhance the retail character and function of ground floor premises within the defined primary shopping areas and primary retail frontages of our town centres.
- 3.8 Alternative uses (to B1, B2 and B8 employment uses) will only be considered where evidence is provided that the site has been actively and effectively marketed for employment use, and this has shown that there is no longer any realistic market interest and viability in reusing or redeveloping the site for employment use. Public consultation on this matter has suggested that the length of time required for marketing of a site should be informed by current market conditions. The assessment of the viability of a site should also consider the potential for redevelopment for other employment uses, and the site's short and long-term prospects in order to ensure that the borough's overall employment land supply is not prematurely or inappropriately eroded.
- 3.9 Wider economic development uses, or alternative uses may be considered if it can be demonstrated that there is no reasonable prospect of employment use (B1, B2, B8) being delivered on the site during the 10-15 year plan period. In some circumstances, a development proposal may deliver significant long-term benefits that outweigh the loss of employment land. Here, consideration may be given to a proposal that would support the wider regeneration of the local economy or assist with the delivery of our overall spatial strategy for the borough.

Relevant material considerations may include potential job creation, and generation of economic wealth or output as set out in national planning guidance PPS4 (December 2009).

- 3.10 We recognise the special circumstances relating to the Port of Tyne, and also the creation of new economic development land at Tyne Dock. The future development of Port of Tyne land at Tyne Dock and Jarrow Slake is supported in Policy SA3 (and paragraph 4.6) of the Site-Specific Allocations DPD and in Policy J4 (and paragraph 4.4) of the Central Jarrow Area Action Plan. In terms of Policy DM2, it is anticipated that there would be some flexibility in the application of the policy to recognise the long term benefits of such development (see criterion E).
- 3.11 In recent years, a local development pressure has emerged for the change of use of industrial units to hot food takeaways, which can change the character of the industrial estate or business park for example in terms of hours of operation. The manufacture and delivery of food is recognised as a B2 General Industrial Use, but specific problems can develop where the sale of hot food direct to the public is introduced and the activity becomes that of a hot food takeaway. These situations have occurred for example on the industrial estates at Portberry Street in South Shields, Lindisfarne Court and Bladen Street in Jarrow, Victoria Industrial Estate in Hebburn, and Hutton Street in Boldon Colliery.
- 3.12 Planning applications for hot food takeaways in Predominantly Industrial Areas (PIA) will be assessed in terms of:
- potential loss of an industrial unit, including any cumulative impact which would affect the supply of industrial units in the local area over the plan period;
 - impact upon the character and function of the business park or industrial estate;
 - impact upon the vitality and viability of nearby shopping centres; and
 - any implications for highway safety (see also Policies DM1 and DM3).

Delivering Sustainable Communities

Managing Hot Food Uses

- 4.1 We want to maintain and enhance the vitality and viability of our shopping centres, and encourage further investment in them as shopping destinations of choice. Core Strategy Policies SC1 and SC2 provide the strategic context for concentrating development within the town, district and local neighbourhood centres in accordance with national guidance and the borough's shopping centre hierarchy, which is set out in the margin. Policy DM3 explains how we will assess applications for hot food uses in established shopping centres, and sets out the specific criteria that we will use to guard against over concentrations of hot food uses in our district shopping centres, which may be harmful to their vitality and viability.

National Guidance:

PPS4 Planning for Sustainable Economic Growth

LDF Core Strategy Policies: SC1, SC2

DM Policies: DM1

AAP Policies: SS7, SS8, J6, H5

Site-Specific Allocations Policies: SA5

Interim Planning Policy for the Assessment of Hot Food Use Proposals within South Tyneside's District Centres (2008)

South Tyneside Retail Health and Capacity Study 2006-2026

Retailing & Shopping Patterns in South Tyneside 2001

Shopping Centre Hierarchy in South Tyneside

Town Centres:

- 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

Policy DM3 Hot Food Uses in Shopping Centres

We will assess all planning applications for cafes and restaurants (Use Class A3) and hot food takeaways (Use Class A5) in established shopping centres with regard to their impact upon the vitality and viability of the shopping centre and the borough's shopping centre hierarchy, residential amenity, highway safety and any existing crime and anti-social behaviour.

To avoid an over concentration of hot food uses in our district shopping centres we will only grant planning permission for the change of use of ground floor properties within district shopping centres to cafes and restaurants (Use Class A3) or hot food takeaways (Use Class A5) where it would not:

- A result in the loss of a prominent retail unit(s); or**
- B result in more than two hot food outlets (Use Classes A3 or A5) adjacent to each other; or**
- C lead to more than two hot food outlets (Use Classes A3 or A5) in any continuous frontage of 10 retail units or less.**

In addition to criteria A, B and C, the potential overall impact of the proposal on the vitality and viability of the district shopping centre should be assessed.

The district shopping centres are Harton Nook, Frederick Street, Boldon Colliery, Westoe Bridges, Dean Road and Boldon Lane and are shown on the Proposals Map.



Top to bottom: Harton Nook, Frederick Street and Boldon Lane District Shopping Centres

- 4.2 All applications for hot food uses (Use Classes A3/A5) in established shopping centres will be judged against Policy DM3. Proposals that satisfy the policy criteria will also need to be assessed against other relevant planning policy and material considerations. Policy DM3 also addresses a local development pressure in our district shopping centres resulting from an increasing number of planning applications for changes of use to hot food uses. In August 2008, the council adopted an Interim Planning Policy Statement for the Assessment of Hot Food Use Proposals within South Tyneside’s District Centres, as a material consideration in the determination of planning applications. Policy DM3 effectively replicates the interim policy for district shopping centres, which will be superseded upon adoption of the Development Management Policies document. The policy particularly seeks to avoid an over concentration of hot food uses, whilst still allowing for such uses in appropriate locations. The policy does not apply to Ocean Road (East), which has a distinct and special character as a focus for hot food establishments, alongside other entertainment and tourism functions, and makes a valuable contribution to the evening economy of South Shields town centre (see South Shields Town Centre & Waterfront Area Action Plan).
- 4.3 Hot food outlets can have an adverse impact on the vitality and viability of shopping centres. Vitality refers to how busy a shopping centre is at different times of the day, whilst viability refers to its capacity to attract investment. Hot food uses, and takeaways in particular, are often closed in the daytime and this tends to lead to ‘dead’ frontages that can harm the character and vitality of shopping centres. If allowed to continue unchecked, an excessive number of hot food uses may lead to a reduction in the attractiveness of, and thus investment in, these shopping centres. District shopping centres serve an important role for day-to-day shopping trips for food and other convenience goods and are primarily used by residents in the immediately surrounding areas. By definition, they are located in accessible locations within or close to residential areas. They serve as important retail and service centres in the borough, alongside the three main town centres of South Shields, Jarrow, and Hebburn, whose primary retail function is protected by the corresponding Area Action Plans.
- 4.4 Hot food uses can also generate levels of noise, vibrations, odours, traffic disturbance, litter and hours of operation that can be potentially harmful to residential amenity. Many hot food establishments tend to have periods of peak activity in the late evening when ambient noise levels are generally low, and problems can be intensified in areas where a number of hot food uses exist. Proposals for hot food uses should therefore provide adequate noise-insulated odour suppression, ventilation equipment and in-curtilage refuse storage. This information should be submitted to accompany a planning application or will be required through planning conditions.
- 4.5 The impact of a hot food use on highway safety will be assessed. Consideration will be given to the existing traffic conditions in the area and the availability of sufficient off-street public parking provision within close proximity to the premises. Insufficient parking provision may have an adverse impact upon the amenity of the

surrounding area and proposals within close proximity to road junctions, pedestrian crossings and bus stops may not be allowed since they may result in indiscriminate parking on the highway and road safety problems for other road users.

- 4.6 It is our current practice to consult the council's Community Safety Team on planning applications for hot food uses where appropriate, and particularly where there is evidence of existing crime and/or anti social behaviour in the local area. This information, together with the nature of the proposed use, will be taken into account when assessing the potential impact of a proposal on any existing crime and anti-social behaviour.

Hot Food Uses in District Shopping Centres

- 4.7 Planning applications that would result in the loss of a prominent retail unit will not be considered favourably. A unit will be determined as prominent based on its size of retail frontage, and/or its position at a key gateway to, or major junction within the district centre. This approach recognises that prominent retail units are key contributors to the vitality of the predominant shopping function of the district shopping centres, such that their loss could have a significant adverse impact on the shopping environment.

Example 1. The red unit would be classed as a prominent unit and would fail criterion A of Policy DM3.



- 4.8 Planning applications that would result in more than two hot food outlets (A3/A5) adjacent to each other will not be considered favourably. This approach seeks to prevent an over-concentration of hot food uses that can sometimes lead to the creation of undesirable unattractive lengths of 'dead' inactive frontages during the daytime that adversely impact on a district centre's vitality and viability. This criterion also applies to situations where retail units may be located on different roads, but form part of a continuous block of retail frontage that continues around a corner.

Example 2. Green units would comply with criterion B of Policy DM3, but the red units would fail criterion B.

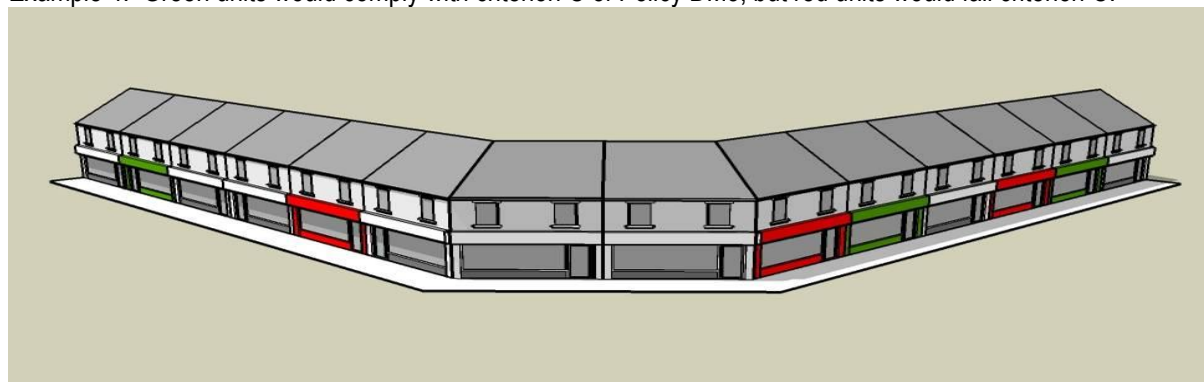


- 4.9 Planning applications that would result in more than two hot food uses (A3/A5) in any continuous frontage of ten retail units or less will not be considered favourably. This approach not only seeks to prevent an over concentration of undesirable unattractive 'dead' frontage, but also prevents any over representation of non-A1 shop or non-A2 financial and professional services retail units, in the centre as a whole, that can gradually erode away the retail shop function of the district centre and result in a loss of shops to the detriment of local residents and vitality. This criterion applies to continuous frontage (including a block of retail frontage that continues around a corner). Where there are narrow breaks such as pedestrian alleyways or service roads, in an otherwise continuous frontage, such breaks will be ignored in identifying a continuous frontage under criterion C.

Example 3. Green units would comply with criterion C of Policy DM3, but the red units would fail criterion C.



Example 4. Green units would comply with criterion C of Policy DM3, but red units would fail criterion C.



4.10 Planning applications for hot food uses will be assessed in relation to criteria A to C above but also in relation to impact on the vitality and viability of the shopping centre. Most of our district shopping centres are linear in form, but there may be circumstances in which the intensification of hot food uses will also need to take into account prevalent uses on the opposite side of the street. There may be instances where a proposal complies with criteria A-C above, but may still have an adverse impact. Furthermore, a proposal may fail some/all of criteria A-C but due to an assessment of material harm, is not considered to have a materially adverse impact (e.g. where there is already a high number of hot food outlets in close proximity such that a further hot food use would not significantly exacerbate the situation).

- 4.11 In circumstances where an application does not comply with Policy DM3 criteria A to C, evidence will be required to demonstrate why, in the applicant’s view, the proposal would not adversely impact upon the vitality or viability of the shopping centre. This should include details of how long the property has been vacant, and to what extent it has been marketed for retail shop use. We will continue to monitor the appropriateness of this policy through the LDF’s Annual Monitoring Report, and will take into account any relevant changes in national and regional planning policy and any review of our adopted Core Strategy.

Managing Intensive Housing Uses

- 4.12 South Tyneside enjoys a seaside location, with many opportunities for tourist and visitor accommodation and other intensive housing uses. Area Action Plan Policy SS6 specifically controls the creation of guest houses and boarding houses in the Lawe Top and Beach Road areas of South Shields where there are a high number of such uses. However, we also need to manage potential concentrations of intensive housing uses across other parts of the borough where this presents a local development pressure, for example in Dean Road, Chichester Road, Frederick Street, Laygate and Westoe Road where large residential properties may lend themselves to conversion for such uses.

National Guidance:
 PPS3 Housing
 CLG Circular 08/10: Changes to Planning Regulations for Dwelling Houses and Houses in Multiple Occupation
 The Town and Country Planning (General Permitted Development) Order 1985 (as amended)
 The Town and Country Planning (Use Classes) Order 1987 (as amended)

LDF Core Strategy Policies: SC3, SC4

DM Policies: DM1

AAP Policies: SS6

Other LDF Documents:
 SPD6 Parking Standards

Local Guidance:
 Housing Strategy 2008-2012 (2008)
 Housing Needs Survey (2007/2008)
 South Tyneside Housing Market Assessment (SHMA)

Policy DM4 Intensive Housing Uses

We will manage the provision of guest and boarding houses, hostels and larger houses in multiple occupation by ensuring that proposals:

- A do not adversely impact on residential amenity and the character and nature of the locality, particularly in areas of predominantly single household family housing;**
- B do not adversely impact upon existing traffic and parking conditions in the area; and**
- C provide sufficient space for the storage of refuse containers within the property boundaries.**

The property must be suitable and of an appropriate size for the proposed use, and the cumulative impact of proposals for larger houses in multiple occupation, on the character and nature of the locality, will be assessed as a material consideration. Proposals for the conversion of buildings to provide larger houses in multiple occupation or other intensive housing uses will usually be discouraged in areas of predominantly single household family housing.

Use Classes Order:

- C1 Hotels, guest houses and boarding houses (no significant element of care is provided)
- C2 Residential Institutions
- C2A Secure Residential Institutions
- C3 Dwelling houses:
Use as a dwelling house by a single person or by a group of related individuals, or by not more than six unrelated individuals living together and receiving care, or by up to six unrelated individuals living together as a single household e.g. a small religious community or a householder with lodgers.
- C4 House in Multiple Occupation:
Up to six unrelated individuals renting a single dwelling and sharing basic amenities.

Sui generis (not within any use class):
Unrelated groups of more than six individuals sharing residential accommodation.



An example of a larger residential property in the borough

- 4.13 Intensive housing uses can make a valuable contribution to the housing sector by meeting the needs of specific groups but can, in some cases, particularly where there are high concentrations, create problems in local communities. The Town and Country Planning (Use Classes) Order 1987 has been amended to clarify those few groups of unrelated individuals sharing a dwelling that can be included under use class C3 (dwelling houses), and a new use class C4 for Houses in Multiple Occupation (HMO) has been introduced to cover up to six unrelated individuals sharing basic amenities within a single dwelling. Larger groups of unrelated individuals sharing a dwelling do not fall within any of these use classes.
- 4.14 Further changes to the General Permitted Development Order now allow for changes without planning permission between dwelling houses (Use Class C3) and small houses in multiple occupation (Use Class C4). Where local planning authorities consider that such changes could create problems for particular areas, procedures for removing these rights (in agreement with The Secretary of State) allow local authorities to consider planning applications for proposed changes in those particular areas. We will periodically review the need to withdraw 'permitted development rights' for changes of use between dwelling houses (Use Class C3) and small houses in multiple occupation (Use Class C4) to ensure that concentrations of C4 uses are not creating problems in residential areas of the borough.
- 4.15 Where a change is proposed from a dwelling house (Use Class C3) to a house in multiple occupation for more than six individuals; this continues to require planning permission and Policy DM4 will apply to such proposals.
- 4.16 Policy DM4 seeks to protect neighbouring residents from any potentially harmful impacts arising from intensive housing uses, particularly in areas of mainly single household family housing. Potential problems which may be caused in local communities by concentrations of houses in multiple occupation can include: reduced social cohesion; unsustainable and imbalanced communities; loss of family homes and an associated loss of community provision such as local schools; negative impacts on the streetscape and physical environment related to reduced levels of property management and maintenance and a pressure on local parking provision.
- 4.17 This policy is not intended to prohibit the development of such housing uses in the borough, and there will be areas of mixed residential, commercial and business land uses where intensive housing uses will be appropriate. Planning applications for guest and boarding houses, hostels and larger houses in multiple occupation must have regard to their potential impact upon the existing character and nature of the local residential area. Prior existence of other houses in multiple occupation and the cumulative impact of further proposals for houses in multiple occupation will be taken into account when assessing the impact of concentrations of such uses on the character of the area. The impact of additional pedestrian and vehicle activity, and the availability of convenient off-street parking will also be relevant considerations. Parking provision should include car and cycle parking

provision and must accord with the council's adopted parking standards, as set out in SPD6: Parking Standards. Provision must also be made for the satisfactory storage and collection of refuse containers within the boundaries of the property.

- 4.18 The council recently carried out an in-house local housing market assessment, which involved undertaking a housing needs survey (2007/2008). The findings from this survey have informed the sub-regional strategic housing market assessment for the Tyne & Wear area. The local housing market assessment showed that there was a particular demand for social rented accommodation in South Tyneside, especially for two and three bedroom dwellings. No particular need for additional student housing was identified in the survey, and planning applications for such uses have been relatively few in number in the borough. Any new development proposals for student accommodation are likely to be in reasonable proximity to the South Tyneside College campuses at Westoe and Hebburn, and where applications are required, they will be assessed against all relevant development plan policies, including Policy DM1.

Managing Proposals for Gypsies and Travellers and Travelling Showpeople Caravan Sites

- 4.19 A key objective of our spatial plan is to ensure that all residents have a choice of good quality and affordable housing in a variety of tenures to meet their needs. It is important for everyone to have the opportunity to live in a decent home, and we encourage developments to promote social inclusion. In support of adopted Core Strategy Policies SC4 and SC5, where there is an established need, we will ensure that gypsies and travellers and travelling showpeople communities have fair and equal access to accommodation that meets their requirements.

Policy DM5 Gypsies and Travellers and Travelling Showpeople Caravan Sites

We will assess proposals for the provision of accommodation for gypsies and travellers and travelling showpeople communities in the borough in accordance with Core Strategy Policy SC5. As a first principle, development will be directed to allocated sites within the borough. Any applications for development on unallocated sites would need to demonstrate why the accommodation need could not be met on an allocated site.

(continued...)

National Guidance:

PPG2 Green Belts

PPS3 Housing

Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites

Circular 04/2007: Planning for Travelling Showpeople Designing Gypsy and Traveller Sites Good Practice Guide, DCLG (2008)

Travelling Showpeople Sites – A Planning Focus, Model Standard Package, The Showmen's Guild of Great Britain (2007)

LDF Core Strategy Policies: SC3, SC4, SC5

DM Policies: DM1, DM6, DM7

AAP Policies: SS5, SS6, SS9, SS12, SS13, SS14

Site-Specific Allocations Policies: SA10

Other LDF Documents:

SPD1 Sustainable Construction and Development

SPD2* Urban Design

SPD3* Green Infrastructure

SPD4 Affordable Housing

SPD5 Planning Obligations & Agreements

SPD6 Parking Standards

* Denotes document in draft or yet to be prepared

Tyne & Wear Gypsy and Traveller and Travelling Show People Accommodation Needs Assessment (2009)
 Gypsy and Traveller, and Travelling Showpeople Site Search and Assessment Report (2009)
 South Tyneside Housing Strategy 2008-2012 (2008)
 South Tyneside Housing Needs Survey (2007/2008)
 South Tyneside Housing Market Assessment (SHMA)

(Policy DM5 continued...)

In determining planning applications on allocated and unallocated sites we will also ensure that:

- A the development meets a genuine and proven need and demand;**
- B a satisfactory means of access can be provided and the existing highway network is adequate to serve the site;**
- C vehicular, pedestrian access and parking provision are consistent with the council’s transport policies and parking standards;**
- D there would be no potential conflict with statutory undertakers or agricultural interests;**
- E provision for surface and foul water drainage is consistent with the scale of the development, and is available or made available in sufficient time to serve the completed site prior to its occupation;**
- F provision is made for adequate on-site refuse storage and collection;**
- G where required, the site can comfortably accommodate all related development, including land for business uses, storage, vital maintenance and testing of equipment; and**
- H the capacity of sites is maximised with respect to meeting needs and any identified standards for safety and amenity provision.**

4.20 Gypsies and travellers and travelling showpeople communities are distinct groups with their own culture and traditions. Core Strategy Policy SC5 sets out our overarching approach to planning for gypsies and travellers, but was written prior to the release of Government Circular 04/2007: Planning for Travelling Showpeople, which introduced additional measures for travelling showpeople communities. Nevertheless, the strategic criteria in Policy SC5 are also relevant for the provision of sites for travelling showpeople. Here, policy DM5 makes it clear that, as a first principle, consideration will be given to any allocated sites in the borough, and we will support the development of long-term sustainable sites, which should help to reduce unauthorised encampments. It also recognises the additional specific requirements of the travelling showpeople community, with an established site within the borough adjacent to Ocean Beach Pleasure Park on South Shields seafront.

4.21 The Tyne & Wear Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (2009) was carried out to meet the requirements of Government Circulars 01/2006 and 04/2007 which establish a process for making appropriate provision for gypsies and travellers and travelling showpeople communities. The study identified needs for the number of caravan pitches/plots that should be provided in the borough. and

effectively replaces the provisional requirements for gypsy and traveller pitches set out in the current Regional Spatial Strategy (RSS).

- 4.22 The sub-regional assessment identifies the need for the provision of 13 gypsy and traveller caravan pitches in South Tyneside from 2010-2018. This is predominantly based on, and is inclusive of, the existing temporarily-permitted site at West Pastures (West Boldon) within the Green Belt. Additionally, there is considered to be a need for three plots for travelling showpeople in the borough for the period 2013-2018, based on future family formation from the existing travelling showpeople site on South Shields foreshore. Whilst the study considered that this community is predominantly working on the adjacent amusement park, there are a proportion of residents who are actively involved in 'travelling' to work at fairgrounds and events. As such, this group is regarded as a travelling showpeople community in the context of Circular 04/2007 whose accommodation needs should be provided for through the development plan. The assessment also identified a sub-regional need to provide some pitches for transit accommodation, although it is noted that the incidence of unauthorised encampments in South Tyneside is the lowest in Tyne & Wear, particularly since the West Pastures community became established.
- 4.23 A borough-wide site search and selection exercise has subsequently been carried out to identify potentially suitable sites to accommodate the identified needs. This has informed the policy allocations in the draft Site-Specific Allocations document (January 2011). However, the most appropriate sites for providing for the additional travelling showpeople plots are all on land adjacent to the existing South Shields foreshore site, which lies within the coverage of the previously adopted South Shields Town Centre & Waterfront Area Action Plan.
- 4.24 The foreshore sites are on land owned by the Port of Tyne that is retained for the purpose of providing access for essential maintenance to the pier. In recent years the Port of Tyne has released several individual plots to the travelling showpeople community allowing this long-standing site to expand beyond its established boundary in an unplanned manner. Whilst the preferred sites are already fenced in and provide the most logical opportunities for any future growth requirements, any applications in the vicinity of the foreshore site must recognise the following constraints (as also reflected in adopted AAP Policies SS5, SS12 and SS13):
- the need to minimise impacts on the visual quality of the foreshore setting, given the proximity of the land to the south foreshore promenade and Sandhaven Beach and the listed South Shields Volunteer Life Brigade Watchhouse;
 - the need to minimise the impact on the foreshore setting in terms of views from the main visitor car parks and point of arrival at Pier Head Car Park;

- the need to provide for the unrestricted access needs of the emergency service provided by the South Shields Volunteer Life Brigade, which shares a vehicle access route with the existing travelling showpeople caravan site; and
- the need to reconcile the requirement for residential amenity with a priority objective of the council to provide indoor and outdoor visitor attractions within this 'developed coast' area, including the adjacent Ocean Beach Pleasure Park which provides the livelihood for most of the residents of the existing site.

4.25 Development proposals to provide for the accommodation needs of gypsies and travellers and travelling showpeople will need to satisfy all of the relevant criteria in Policy DM5, which are considered to be essential for the provision of a satisfactory site. The detailed criteria will also be relevant for any provision beyond the 2018 timescale of the current study. Individual plots and sites for Travelling Showpeople should also have regard to the layout principles advised by the Showmen's Guild of Great Britain.

Capitalising on our Environmental Assets

National Guidance:

Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas)
Act 1990 (as amended)
Ancient Monuments and Archaeological Areas Act 1979
PPS5 Planning for the Historic Environment
Circulars 07/2009; 09/2005 and 01/2001

LDF Core Strategy Policies: EA1

DM Policies: DM1, DM7, DM8

AAP Policies: SS12, H9, J10

SPDs:

SPD1 Sustainable Construction and Development
SPD2* Urban Design
SPD5 Planning Obligations & Agreements
SPD10 Westoe Conservation Area Management Plan
SPD11 West Boldon Conservation Area Management
Plan
SPD12 Whitburn Conservation Area Management Plan
SPD13 St Paul's Conservation Area Management Plan
SPD14 Cleadon Conservation Area Management Plan
SPD15 East Boldon Conservation Area Management
Plan
SPD16 Hebburn Hall Conservation Area Management
Plan
SPD17 Monkton Conservation Area Management Plan
SPD18 Cleadon Hills Conservation Area Management
Plan
SPD19 Mill Dam Conservation Area Management Plan
SPD20 Mariners' Cottages Conservation Area
Management Plan
SPD21 Locally Significant Heritage Assets

* Denotes document in draft or yet to be prepared

Protecting Heritage and Archaeology

- 5.1 We want to ensure that our historic assets are protected, preserved and where possible enhanced. Policy DM1 requires that development proposals must be designed to convey sensitive consideration of their surroundings, enhance their local setting and reinforce local identity, having particular regard to scale, proportions, alignment, form, use of materials and architectural detailing. Policy DM1 applies to all development, including new buildings, extensions, alterations to existing buildings, and lighting and advertising schemes.
- 5.2 PPS5 updates national planning guidance for the historic environment and heritage assets, including monuments, buildings, landscapes and archaeological sites, and it promotes a holistic approach to their constructive conservation. It supports appropriate development that maintains the viability of heritage assets for the benefit of future generations. LDF Policy DM6 protects our heritage assets together with their settings, which is consistent with policies in our Area Action Plans, and clarifies our approach across the whole borough.

Policy DM6 Heritage Assets and Archaeology

We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings, including:

- A the following Scheduled Ancient Monuments/World Heritage Sites:**
- i) Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site);**
 - ii) Marsden Lime Kilns; and**
 - iii) St. Paul's Monastery and the site of the former Village of Jarrow (~~as part of the candidate Wearmouth-Jarrow World Heritage Site~~).**
- B the following Conservation Areas, including their historic settlement cores, distinctive open spaces and boundary walls:**
- i) Cleadon;**
 - ii) Cleadon Hills;**
 - iii) East Boldon;**
 - iv) Hebburn Hall;**

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.



Marsden Limekilns Scheduled Monument



Cleadon Hills Conservation Area

(Policy DM6 continued....)

- v) **Mariners' Cottages;**
- vi) **Mill Dam;**
- vii) **Monkton Village;**
- viii) **St. Paul's, Jarrow;**
- ix) **West Boldon;**
- x) **Westoe Village; and**
- xi) **Whitburn;**

C listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains.

Scheduled Ancient Monuments and Conservation Areas are shown on the Proposals Map.

Archaeological deposits and remains, below ground and on the surface should be recorded, and where possible, preserved in situ. Proposals for built development on:

- i) **previously undeveloped sites; or**
- ii) **previously developed sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record;**

will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any adverse impacts will be avoided, minimised or mitigated, or in the absence of adequate information, will be refused.

Planning permission will be refused if the impact of development on heritage assets and archaeological remains is unacceptable. Where appropriate, we will use Article 4 directions, planning conditions and planning obligations to secure mitigation measures to ensure that development is acceptable in planning terms.

5.3 Policy DM6 supports development that makes a positive contribution towards the conservation and enhancement of the historic environment. Historic buildings, structures and spaces can be used constructively to assist with social wellbeing and economic regeneration, and can often be incorporated into redevelopment projects to remove or reduce the risk to them. The list of designated heritage assets in the policy, as illustrated on the LDF

The current list of the most important known archaeological sites in South Tyneside includes:

Cleadon Hills
 World War Two Anti-Aircraft obstructions, Cleadon Park
 Marsden Limekilns and surrounding area
 Trow Point, South Shields
 South Shields, Marsden and Whitburn coastline
 Roman fort, Vicus and cemetery, South Shields
 South Shields medieval town
 South Shields river frontage
 Harton Staithes, South Shields
 Herd Sand, South Shields
 The Lawe, South Shields

Hebburn Hall
 Bowes Railway, Hebburn
 Hebburn and Jarrow river frontage
 Drewett Park, Jarrow
 Wrekendyke Roman Road, Jarrow

Boldon Flats
 Boldon Watermill
 East Boldon Anti-Aircraft Supply Depot
 Downhill, West Boldon
 Scot's House and surrounding area, West Boldon

Heavy Anti-Aircraft Battery, Hillhead Poultry Farm/Lizard Farm, Lizard Lane, Whitburn
 Wellands Farm Bombing Decoy, Lizard Lane, Whitburn
 Whitburn Rifle Range

Medieval village cores of: Whitburn, Monkton, Preston Manor, Simonside, Westoe, Harton, Newton Garths, West Boldon, East Boldon, Cleadon, Jarrow, Hebburn and Hedworth

Ridge and furrow earthworks (any surviving areas)

Source: Historic Environment Record (as at June 2010)

Proposals Maps, reflects the status of designations at the time of preparation of this plan. The provisions of this policy would equally apply to any additional such designations and detailed boundaries may be subject to review. Scheduled Monuments are protected by statute (Ancient Monuments and Archaeological Areas Act 1979) but this is limited to the defined Scheduled Monument boundary. This development plan policy provides additional protection for the setting of all Scheduled Monuments in the borough and is consistent with other adopted policies that protect historic built environment assets in our Area Action Plans (for example, see Policies SS12 and J10 which include protection for the sites and settings of Arbeia Roman Fort and Vicus World Heritage Site and the candidate Wearmouth-Jarrow World Heritage Site respectively).

- 5.4 Development proposals within, or otherwise affecting the setting of a Conservation Area will be assessed against this policy but also in accordance with detailed guidance contained in our Conservation Area Management Plans (and their associated Character Appraisals), adopted as Supplementary Planning Documents 10 to 20, which set out their key characteristics. Our Conservation Areas frequently include historic settlement cores, together with distinctive open spaces and boundary walls.
- 5.5 Policy DM6 applies to all listed buildings and structures in the borough, but also to non-listed buildings and structures on our 'local list' and significant landscape features of local heritage and archaeological value. We currently have 187 listed buildings in the borough, which consist of 264 separate buildings or structures. Information on our listed buildings, including guidance on how to apply for listed building consent, can be found in the Historic Environment section of the council's website (see www.southtyneside.info/listedbuildings). The current 'local list' of Other Buildings of Acknowledged Architectural Quality or Historic Significance can also be viewed online. Although these buildings and structures do not have the same statutory protection as listed buildings, inclusion on the 'local list' does draw attention to their value in the local setting and provides the council with justification, in certain circumstances, to make Article 4 directions to protect these properties from demolition and insensitive alterations. Our 'local list' is being reviewed and we will set out the updated list of locally significant heritage assets in a forthcoming supplementary planning document (SPD21).
- 5.6 South Tyneside has a rich heritage, which includes below ground archaeological deposits, surface structures and historic buildings and spaces, both listed and non-listed. Sites and buildings are recorded on the Historic Environment Record, which is maintained and enhanced by the Tyne & Wear County Archaeologist, and this can be viewed online at www.twsitelines.info. A list of the most important known archaeological sites in the borough is noted in the margin; the full range of sites being recorded in the Historic Environment Record. These records are constantly being updated and the latest information on the existence of previous finds should be obtained from the County Archaeologist.

- 5.7 The scope of the archaeological investigation required to accompany planning applications is summarised as follows:
- i) where the site has not been known to be previously overbuilt, an archaeological desk-based assessment, reconnaissance field work (such as geophysical survey and field walking) and trial trenching will be required in accordance with a written specification agreed with the County Archaeologist (a desk-based assessment alone is unlikely to be adequate for the vast majority of cases); and
 - ii) where the site has been overbuilt, and archaeological interest has been established by a previous find recorded in the Historic Environment Record, an archaeological desk-based assessment and any field investigation deemed necessary will be required, in accordance with a written specification agreed with the County Archaeologist.

All work that is undertaken should be to a written specification agreed with the Local Planning Authority in consultation with the County Archaeologist. Where appropriate, planning conditions and planning obligations will be used to secure measures (such as preservation in-situ, excavation, watching brief, recording and publication) to ensure that the development is acceptable in planning terms.

Biodiversity and Geodiversity Sites

- 5.8 The natural environment of South Tyneside provides a wide variety of wildlife habitats and is home to sites of international, national and local importance. Core Strategy Policy EA3 sets out our strategic approach to biodiversity and geodiversity, and Policy ST2 encourages all new development to incorporate biodiversity and geodiversity features at the design stage.
- 5.9 The Northumbria Coast Special Protection Area and Ramsar Site is designated for internationally important coastal bird populations. The Durham Coast Special Area of Conservation is designated by the European Union for the biodiversity value of the vegetated sea cliffs. The Durham Coast Site of Special Scientific Interest (SSSI) overlaps with these internationally important sites, which are all afforded statutory protection as set out in PPS9, Circular 06/2005 and the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations). SSSI's are conserved not only for their intrinsic nature conservation and/or earth science value but also for their role in the network of nationally important sites.
- 5.10 Policy DM7 protects sites of biodiversity and geodiversity importance, which contain wildlife or geological features that are of special interest nationally, regionally and locally, contribute to biodiversity or geodiversity and provide opportunities for people to learn about and enjoy nature. Exceptions will only be made where no reasonable alternatives are available and the benefits of development clearly outweigh the negative impacts. The provisions of this policy do not intend to preclude the possibility of essential strategic infrastructure

International Guidance:

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

National Guidance:

PPS9 Biodiversity and Geological Conservation Habitats Regulations 1994 (as amended)

Circular 05/2005: Planning Obligations

Circular 06/2005: Biodiversity and Geological Conservation

Circular 04/2001: Countryside and Rights of Way Countryside and Rights of Way Act (2000)

Great North Forest Plan Local Management Zones Durham Biodiversity Action Plan (DBAP)

Guidance for Local Authorities on Implementing the Biodiversity Duty (DEFRA)

expansions. Where a development proposal would result in any significant harm to biodiversity and geological interests, that cannot be prevented or mitigated, appropriate compensation will be sought.

LDF Core Strategy Policies: ST2, EA3

DM Policies: DM1, DM6, DM8, DM9

AAP Policies: SS12, SS13

Other LDF Documents:

SPD3* Green Infrastructure

SPD5 Planning Obligations & Agreements

SPD22* Biodiversity & Geodiversity

* Denotes document in draft or yet to be prepared

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

Green Infrastructure:

“Green Infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to health and quality of life of sustainable communities”

Planning Policy Statement 12 ‘Local Spatial Planning’ DCLG (2009)

Policy DM7 Biodiversity and Geodiversity Sites

We will protect and enhance the important environmental assets of the borough, including part of the most northerly outcrops of magnesian limestone in the country. We will promote and support high quality schemes that enhance nature conservation and management, preserve and restore historic and natural environmental character, and maximise benefits for geological conservation and the enhancement of biodiversity in line with the Durham Biodiversity Action Plan targets.

All proposals for development:

- A must ensure that any individual or cumulative detrimental impacts on sites are avoided; and**
- B will only be permitted where they would not adversely affect the integrity, natural character or biodiversity and geodiversity value of:**
 - i) designated Sites of Special Scientific Interest;**
 - ii) designated Local Wildlife Sites;**
 - iii) designated Local Geodiversity Sites;**
 - iv) designated Local Nature Reserves;**
 - v) the Cleadon Hills, Boldon Downhill and South Boldon areas of high landscape value and significance;**
 - vi) Wildlife Corridors; and**
 - vii) other land that forms part of the borough’s strategic green infrastructure; as shown on the Proposals Map.**

Development within or outside these designations will only be approved where the benefits of development clearly outweigh any adverse impact on the site, and any broader impacts on the national network of Sites of Special Scientific Interest. Exceptions will only be made where no reasonable alternatives are available. In such cases, we will use planning conditions and/or planning obligations to mitigate or compensate for the harmful effects of the development, and through good design seek opportunities to incorporate biodiversity and geodiversity features into the development.

- 5.11 The table below and overleaf lists all currently designated biodiversity and geodiversity sites within South Tyneside (this list will be periodically reviewed, but details of the full current list of sites are set out in the LDF's Local Wildlife Sites and Local Geodiversity Sites Technical Appendices (June 2010) which can be viewed online at www.southtyneside.info/planning).

International Sites

1. Northumbria Coast Special Protection Area and Ramsar Site (SPA) (also SSSI)
2. Durham Coast Special Area of Conservation (SAC) (also SSSI)

Sites of Special Scientific Interest (SSSI)

1. Boldon Pastures
2. Cleadon Hills
3. Durham Coast
4. Harton Downhill, South Shields
5. West Farm Meadow, West Boldon

Local Wildlife Sites and Local Geodiversity Sites Technical Appendices (June 2010)

This document explains (at Appendix A) the system that has been adopted by the Local Wildlife Site Partnership for defining, defending and promoting non-statutory nature conservation sites in South Tyneside. It provides a detailed assessment of each site and summarises the species/habitats/features present and the justification for designation as a Local Wildlife Site or a Local Geodiversity Site. Site maps, including site boundaries are also set out in the document.

Local Wildlife Sites (LWS) (all site areas are approximate measurements)

1. Beacon Hill Quarry, *Marsden* (1.1ha)
2. Black Plantation, *Boldon* (1.0ha)
3. Boldon Colliery former Railway Line (1.2ha)
4. Boldon Crossings Pond (2.4ha)
5. Boldon Flats (34.2 ha)
6. Boldon Lake (2.9ha)
7. Calf Close Burn, *Fellgate* (2.7ha)
8. Cemetery Road, *Jarrow* (4.4ha)
9. Cleadon Hill Cliffs (1.3ha)
10. Cleadon Pumping Station (2.9ha)
11. Cleadon Quarry (3.4ha)
12. Cotman Gardens, *South Shields* (4.1ha)
13. Downhill Old Quarry, *West Boldon* (3.0ha)
14. Elliscrope Farm East / Hylton Bridge, *West Boldon* (3.5ha)
15. Follingsby (0.2ha)
16. Harton Downhill, *South Shields* (including LNR) (3.4ha)
17. Hebburn Riverside (10.4ha)
18. Hedworth Dene (4.0ha)
19. Inverness Road, *Jarrow* (4.9ha)
20. Jarrow Slake Mud Flats (4.1ha)
21. Kitchener Road, *Whitburn* (0.6ha)
22. Lakeside Inn, *Fellgate* (2.0ha)
23. Lizard Lane Cutting, *Marsden* (0.2ha)
24. Low House Copse, *East Boldon* (0.8ha)
25. Make Me Rich Meadow, *West Boldon* (3.3ha)
26. Marsden Limekilns (6.3ha)
27. Marsden Old Quarry (LNR) (19.3ha)
28. Marsden Quarry (1.5ha)
29. Monkton Pond & Wood, *Hebburn* (2.9ha)
30. Mount Pleasant Marsh, *West Boldon* (8.3ha)
31. Newton Garths, *Boldon Colliery* (9.6ha)
32. Primrose, *Jarrow* (including LNR) (4.5ha)
33. River Don, East House, *Follingsby* (1.4ha)
34. River Don, New Road, *Boldon Colliery* (1.3ha)
35. River Don, North Road, *West Boldon* (1.1ha)
36. River Don Saltmarsh, *Jarrow* (8.9ha)
37. River Don, *West Boldon* (2.9ha)
38. South Marine Park Lake, *South Shields* (0.9ha)
39. South Shields Dunes (12.1ha)
40. Station Burn, *Boldon Colliery* (including LNR) (16.2ha)



Top to bottom:
 Cleadon Hills (SSSI),
 Marsden Old Quarry (LWS/LNR)
 Primrose, Jarrow (LWS/LNR)

- | | |
|---|--|
| 41. Straker Street, <i>Jarrow</i> (3.1ha) | 47. Tiledsheds, <i>East Boldon</i> (LNR) (1.3ha) |
| 42. Strother House Farm, <i>Follingsby</i> (3.3ha) | 48. Turner's Hill, <i>West Boldon</i> (0.3ha); |
| 43. Temple Park East, <i>South Shields</i> (6.6ha) | 49. Undercliffe Pond, <i>Cleadon</i> (0.6ha) |
| 44. Temple Park West, <i>South Shields</i> (34.8ha) | 50. Wardley Colliery, <i>Follingsby</i> (43.9ha) |
| 45. The Leas, <i>South Shields</i> (85.3ha) | 51. Whitburn Firing Range (37.4ha) |
| 46. Tiledsheds Burn, <i>East Boldon</i> (4.7ha) | 52. Whitburn Point (LNR) (3.9ha) |

Local Geodiversity Sites (LGS) (all site areas are approximate measurements)

- | | |
|--|---|
| 1. Cleadon Hill Cliffs (also LWS) (1.3ha) | 4. Marsden Limekilns (also LWS) (2.0ha) |
| 2. Cleadon Park Quarry (6.1 ha) | 5. Marsden Old Quarry (13.8ha) |
| 3. Downhill Old Quarry, <i>West Boldon</i> (1.5ha) | 6. South Shields Dunes (also LWS) (12.1 ha) |

Local Nature Reserves (LNR) (all site areas are approximate measurements)

- | | |
|---|--|
| 1. Cleadon Hills (also SSSI) (1.3ha) | 5. Tiledsheds, <i>East Boldon</i> (also LWS) (1.3ha) |
| 2. Harton Downhill (partly SSSI, partly LWS)(3.4ha) | 6. Whitburn Point (also LWS) (3.9ha) |
| 3. Marsden Old Quarry (also LWS) (19.3ha) | 7. Station Burn (also LWS) (16.2ha) |
| 4. Primrose, <i>Jarrow</i> (also LWS) (4.5ha) | |

5.12 Sites previously designated as Sites of Nature Conservation Interest (SNCI) and Magnesian Limestone Grasslands have now been renamed as Local Wildlife Sites (LWS). These Local Wildlife Sites have been selected in partnership with the Durham Wildlife Trust, and both the process used and the change in title comply with Government advice from DEFRA in 'Local Sites, Guidance on their Identification, Selection and Management' (2006). The details of how this guidance was used and the specific methodology applied in South Tyneside are set out in 'Designation and Management of Local Wildlife Sites in South Tyneside' (2007). This uses the presence of priority habitats, as defined in the Durham Biodiversity Action Plan (DBAP), to determine whether designation as a Local Wildlife Site is appropriate and the methodology explains that the network of Local Wildlife Sites will be subject to periodic review.

5.13 From 2010, establishment of new and revised sites will be carried out by the Local Wildlife Sites Partnership (established in 2009), which comprises Gateshead, South Tyneside and Sunderland Councils, Durham Wildlife Trust, the Durham Biodiversity Partnership and Natural England. The partnership:

- defines the methodology and criteria for the selection of Local Wildlife Sites (based on Durham Biodiversity Action Plan priority habitat criteria);
- ratifies changes to the Local Wildlife Sites network, such as the addition, amendment or deletion of sites; &
- promotes and supports the management, enhancement and monitoring of Local Wildlife Sites and (where appropriate) their use by the public.

- 5.14 Local Geodiversity Sites are sites with substantive geological or geomorphological value that are considered worthy of protection for their educational, research, historical or aesthetic importance. They are equivalent to Local Wildlife Sites and their boundaries may overlap. An audit of the geodiversity of the borough; 'Addressing Geodiversity in South Tyneside' was completed in 2008. Work has now been completed to list and describe the network of six Local Geodiversity Sites to be included in the Local Development Framework.
- 5.15 Local Natures Reserves (LNRs) are declared by local authorities in conjunction with Natural England under section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife and/or geological features of special interest locally and are a valuable resource for learning and enjoying nature. They are generally only declared where the council owns or has long-term control of the land. The boundaries of some of these sites overlap with SSSIs and LWSs.
- 5.16 Wildlife Corridors were originally established in the Tyne & Wear Nature Conservation Strategy (1986) and they are identified together with the priority habitats and species associated with them in our Core Strategy at Policy EA3, which sets out the council's intention to enhance the biodiversity value of wildlife corridors. They can play an important role in connecting areas of wildlife habitat, creating important permeable corridors for species migration and helping to support biodiversity.
- 5.17 Green infrastructure is the planned network of multifunctional green spaces and inter-connecting links, which are designed and managed to meet the environmental, social and economic needs of communities. Well-designed green infrastructure provides a number of benefits including improving quality of life of residents, promoting healthier lifestyles and helping to strengthen local economies as well as being culturally important, providing a focal point and landmark for communities and contributing to a sense of place. It can also help to mitigate climate change through creating cooler microclimates, improving carbon storage and helping to manage flood risk. In terms of biodiversity, green infrastructure provides habitat corridors and a more permeable landscape to help wildlife adapt to climate change. Development should be designed to contribute positively towards green infrastructure, with biodiversity/geodiversity incorporated into the development where possible.
- 5.18 Core Strategy Policy SC6 promotes the provision of recreational green space and supports proposals that extend the borough's strategic Linked Open Space System into the wider countryside. We will also provide further guidance on the delivery of green infrastructure in forthcoming supplementary planning document SPD3.

Safeguarding Minerals Resources and Facilities

5.19 Minerals and waste resources are finite, and therefore need to be used prudently, with an increased requirement for reduction, re-use, and recycling in line with national policy. Policy DM8 safeguards areas in the borough where there may be mineral reserves that can be utilised in the longer term. In the event that it is proposed that such resources need to be utilised before the end of the current plan period, it also identifies specific criteria against which minerals applications will be assessed. In accordance with national policy in MPS1 and Core Strategy Policy A1, existing facilities to bulk transport minerals by water will also be protected from being sterilised by other development proposals.

National Guidance:

- PPG2 Green Belts
- MPS1 Planning and Minerals
- MPS2 Environmental Effects of Minerals
- MPG3 Coal Mining and Colliery Spoil Disposal
- MPG6 Guidelines on Aggregates Provision (as amended)

British Geological Survey: A guide to mineral safeguarding in England (2007)

RSS Policies: 45, 46, 47

LDF Core Strategy Policies: ST1, A1, EA1, EA3, EA5

DM Policies: DM1, DM2, DM6, DM7, DM9

Central Jarrow Area Action Plan: J8



Policy DM8 Mineral Safeguarding and Management of Extraction

Mineral resources, including coal, brick clay and magnesian limestone will be safeguarded against sterilisation through the designation of a Mineral Safeguarding Area (MSA), as shown on the Proposals Map. In the Mineral Safeguarding Area, proposals for non-mineral development of sites exceeding 1 hectare will need to demonstrate, where appropriate, that they will not result in the sterilisation of mineral resources, or where they do that the mineral resources are either not economically viable for extraction or can be extracted prior to development taking place.

Proposals for any extraction of minerals will be required to:

- A demonstrate the extent, quality and significance of the reserves to be extracted;**
- B ensure that the working of other important mineral deposits is maximised and not prevented;**
- C avoid any potentially adverse impacts on any designated biodiversity/geodiversity sites and areas of landscape value, significance or cultural heritage as shown on the Proposals Map (see also Policies DM6 and DM7);**
- D in the case of proposals involving aggregates, demonstrate that the sub-regional landbank cannot be maintained by existing permitted mineral reserves; and**
- E in the case of proposals involving brick clay, where the mineral is intended to serve a specific end use, assess the availability and viability of other more sustainable sites both within and beyond the borough.**

Facilities at the Mercantile Wharves, in Jarrow, will also be safeguarded to allow for the bulk transport of minerals by sea.

South Tyneside Green Belt

The Green Belt in South Tyneside has an important role to play in restricting the spread of the built up area of the borough and retaining the separate character of the urban conurbation and villages. In order to retain its 'openness' there is a general presumption against inappropriate development in the Green Belt

Principle Purposes:

- To check the unrestricted sprawl of the built-up area of South Tyneside;
- To safeguard the borough's countryside from further encroachment;
- To prevent the merging of South Tyneside with Sunderland, Washington or Gateshead;
- To preserve the special and separate characters of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn; and
- To assist in the regeneration of the urban area, by encouraging the recycling of land, particularly along the riverside.

The Apportionment of North East Region Guidelines for Aggregates Provision (2005-2020).

- 5.20 There is no presumption that resources within the Mineral Safeguarding Area will be worked at any time, and any proposals for further extraction of minerals in the borough would also need to comply with other environmental and amenity policies set out in the statutory development plan (including Policies DM1, DM6, DM7 and DM9). Safeguarding does not necessarily preclude other forms of development, but it does ensure that the potential for both the sterilisation of resources and loss of bulk handling facilities are taken into account in any future planning decisions. It may be for example, that any permission provides for the pre-extraction of minerals before the main development proceeds or that aggregate wharves are relocated. Proposals for non-mineral development of sites exceeding 1 hectare will need to demonstrate, where appropriate, that they will not result in the sterilisation of mineral resources on the development site or elsewhere. Site investigations accompanying planning applications will provide a basis for identifying the presence of mineral resources. The feasibility and practicality of prior-extraction will be assessed against the overall viability of the development, issues of accessibility, environmental and residential amenity, and whether there is any overriding need for the development that outweighs the need to extract the mineral resources present.
- 5.21 British Geological Survey information shows that the sub-surface rock strata in the western part of South Tyneside are mainly formed on a coal and brick clay/fireclay base, whilst the eastern part of the borough is largely formed on limestone bedrock (with some deep coal)(see Annex D). Any future mineral proposals are likely to come forward in the Green Belt and although Green Belt designation affords a level of protection against inappropriate development, it is recognised that minerals extraction is not necessarily inappropriate. Much of the coastal corridor of the borough is also protected by European designations (Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site). Proposals likely to effect any European Site will only be permitted when, following Appropriate Assessment including necessary avoidance or mitigation measures, it is ascertained that no adverse effect will result from development. Proposals for mineral extraction should also seek to avoid any adverse impacts on other designated biodiversity and geodiversity sites and areas of landscape value, significance or cultural heritage, which may include for example World Heritage Sites, Conservation Areas or any surviving areas of ridge and furrow earthworks.
- 5.22 The Regional Aggregates Working Party has identified a Tyne & Wear apportionment of 3.1 million tonnes of sand and gravel and 3 million tonnes of crushed rock to be extracted over 2005-2020. Existing and permitted quarries within the sub-region are currently assessed to have sufficient capacity to meet this apportionment. However, we will monitor these reserves in partnership with neighbouring authorities and the minerals industry to ensure that a sufficient aggregate landbank is maintained.
- 5.23 There are currently two active quarries in South Tyneside at Marsden in South Shields and at Red Barns in Wardley. Marsden Quarry produces hard rock for the local market and agricultural lime, much of which is



Marsden Quarry, South Shields

exported via the Port of Sunderland. Recent monitoring of Marsden Quarry has indicated that there are broadly 3 million tonnes of crushed rock reserves remaining, which contribute to the crushed rock sub-regional landbank. Extraction is currently permitted until 2027, and a scheme to progressively restore the quarry is expected to be completed by 2031. Red Barns Quarry, in the west of the borough, to the south of Hebburn, provides low carbon brick shale to Throckley Brickworks to the west of Newcastle. It is also understood to have about 12 years worth of minerals remaining to be extracted. The current consent specifies completion of extraction and restoration works by around 2025. Policies DM8 and DM9 will help to ensure that there are sufficient permitted reserves to provide for future production needs.

- 5.24 National policy aims to source minerals supplies indigenously, applying the principles of sustainable development, and reducing the environmental impact of bulk transportation. Where there is a clearly defined market, future proposals should assess whether there are any other more sustainable sites in closer proximity to the intended market. For brick shale extraction in particular, it is desirable that it should be extracted as close as practicable to the brickworks that it is supplying.

Minerals and Waste Operations

- 5.25 Both minerals and waste operations can involve extraction, landfill and recycling techniques. They also generate similar concerns regarding impact on the environment, residential amenity, transport activity, and potential pollution and health impacts. Policy DM1 requires all development to convey sensitive consideration of its surroundings, and be acceptable in relation to any impact on residential amenity, highway capacity and safety. Any minerals land allocations would be set out in the Site-Specific Allocations DPD, although no specific allocations are proposed in the borough at this time. In the event any proposals do come forward, or any applications for waste management, they will be assessed using the criteria in Policy DM9 plus any other relevant policies and material considerations. We need to ensure that a sufficient range of sustainable waste management facilities is provided and that the extraction of minerals takes place in a sustainable manner.



Middlefields Recycling Village

- 5.26 Core Strategy Policy EA6 sets out our strategic level approach to planning for waste in South Tyneside, and, in combination with RSS Policies 45, 46 and 47, and our LDF evidence base, this provides adequate strategic policy coverage to ensure the prudent use of the region's indigenous natural resources. The South Tyne & Wear Waste Management Partnership has been established to enable the three partner authorities to jointly procure solutions for the treatment and disposal of residual municipal waste and to achieve the agreed joint recycling targets. To achieve this, the Partnership has commenced a tendering process to identify a preferred bidder to meet our requirements. Through the Joint Municipal Waste Management Strategy, the Partnership has identified

particular waste management operations that will enable the three districts to deal with waste in a sustainable manner and it has identified a preferred location where such operations could be carried out with minimal adverse impact. This is located within Gateshead borough, with other sites that were considered being ruled out as unsuitable, unviable or unsustainable. It is, therefore, likely that any potential facilities required within South Tyneside will comprise a waste management supporting function such as waste transfer station and/or material recycling for other sites within the Partnership area. Policy SA12 of the Site-Specific Allocations document allocates a preferred site for these operations.

National Guidance:

PPS10	Planning for Sustainable Waste Management (Annex E) (updated March 2011)
PPG14	Development on Unstable Land
MPS1	Planning and Minerals
MPS2	Environmental Effects of Minerals
MPG3	Coal Mining and Colliery Spoil Disposal
MPG6	Guidelines on Aggregates Provision (as amended)

RSS Policies: 8, 9, 33, 34, 36, 42, 43, 44

LDF Core Strategy Policies: ST1, EA1, EA3, EA5, EA6

DM Policies: DM1, DM2, DM7

Site-Specific Allocations: SA3, SA12

Tyne and Wear Freight Map (2008)

The Great North Forest Plan (2003)

The Durham Biodiversity Action Plan (DBAP)

Joint Municipal Waste Management Strategy (2007)

Policy DM9 Minerals and Waste Operations

We will assess proposals for the provision of sustainable waste management facilities in accordance with Core Strategy Policy EA6. Proposals for waste operations should be focused on previously developed land in industrial areas and not in key prestige employment areas. As a first principle, proposals should be directed to allocated sites, or otherwise full justification will be required where proposed on alternative unallocated sites.

We will support sustainable proposals for new minerals and waste operations, and the continuation of existing operations at Marsden Quarry, and Middlefields Waste Transfer Station, where:

- A they are compatible with the council's overall spatial and regeneration strategies;**
- B they incorporate appropriate measures to protect the local environment, landscape and residential amenity, and the water resources of the Magnesian Limestone Aquifer from any significant adverse individual or cumulative impacts arising from or associated with past, present and future minerals and waste operations;**
- C the surrounding transport network has sufficient capacity for the traffic generated by the development, and an appropriate routing strategy is agreed to avoid impacts on residential and other sensitive development;**
- D maximum use is made of sustainable transport opportunities, including the Port of Tyne's multi-modal terminal and Mercantile Wharves in Jarrow;**
- E minerals and waste site workings and restoration schemes are appropriately phased so as to minimise the period of operations on sites in close proximity to residential and other sensitive development in the Tyne Dock, East Jarrow and urban fringe areas; and**

(continued...)

The Great North Forest Plan (2003)

The Plan was based on the Character Assessment approach, and recognised three character areas: Magnesian Limestone Plateau, Central Lowlands and the Western Hills.

These areas are sub-divided into Local Management Zones of which five are represented in South Tyneside, and are shown on the Core Strategy Key Diagram:

- LM1-Don Valley Farmland
- LM2-Downhill
- LM3-Boldon/Cleadon Fringe
- LM4-Cleadon Hills
- LM5-North Sunderland Fringe

In each Local Management Zone, the Council will require proposals to strengthen the character and distinctiveness of their respective surroundings and respect the appropriate management strategy for that zone.

Durham Biodiversity Action Plan (DBAP)

The 'DBAP' identifies 74 species and 32 habitats as priorities, and sets out an action plan for each. At least 43 of the species are known to have occurred and 19 of the habitats are known to be present in this borough, together with a further 9 habitats listed in the North East Maritime and Coastal Biodiversity Action Plan.

Biodiversity Assets (June 2010)

- 1 Special Area of Conservation
- 1 Special Protection Area
- 1 Ramsar Site
- 5 Sites of Special Scientific Interest
- 52 Local Wildlife Sites
- 6 Local Geodiversity Sites
- 7 Local Nature Reserves

(Policy DM9 continued...)

F they include high quality restoration schemes for beneficial uses that have regard to any potential land instability, enable the conservation and creation of key Priority Habitats and respect their distinctive local landscape character in the:

- i) Don Valley Farmland;**
- ii) Downhill;**
- iii) Boldon/Cleadon Fringe;**
- iv) Cleadon Hills;**
- v) North Sunderland Fringe; and**
- vi) urban character areas (as set out in the council’s Urban Design Framework).**

Where appropriate, planning conditions and obligations will be used to secure mitigation of any harmful impacts.

5.27 In conformity with national and regional waste policies, all waste facilities within South Tyneside should be located on previously developed sites in Predominantly Industrial Areas. Any future proposals will have to consider allocated waste sites for such uses, but it is possible that waste facility operations may be proposed on other unallocated sites. However, due to the borough’s employment land requirements, and with the supply of economic opportunities being the lowest in the sub-region, any potential adverse impacts on employment land opportunities and priority regeneration areas within South Tyneside will need to be carefully considered. Whilst Policy DM2 seeks to safeguard employment land from alternative uses, additional protection from potential waste-related development is required as in some circumstances waste operations are included within the B2 and B8 Use Classes. Policy DM9 therefore seeks to ensure that the functionality and image of the borough’s most prestigious employment sites is protected from any adverse impacts of mineral or waste operations. These prestige employment areas include Boldon Business Park, Monkton Business Park, and the proposed Monkton Fell site allocations, Hebburn Green Business Park (Core Strategy Policy E1) and the Viking Industrial Park in Jarrow.

5.28 Core Strategy Policy ST1 sets out our overall spatial strategy for sustainable development, and identifies priority areas for regeneration activity including the riverside corridor, the town centres of South Shields, Jarrow and Hebburn and the A19 Economic Growth Corridor. It also promotes maximising the use of previously developed land, in the built-up areas of the borough, and the reduction of emissions which contribute to climate change. We will therefore support appropriate schemes for minerals and waste operations in sustainable locations in the borough, where they address their potential impact on climate change and do not compromise regeneration projects or lawful adjacent land uses.

Waste Apportionments for South Tyneside

Year	The North East of England Plan Regional Spatial Strategy to 2021 (2008)		Apportionment of Future Waste Arisings, Waste Apportionment Report (2008)		South Tyne & Wear Waste Management Partnership Projection (2010)
	MSW	C&I	MSW	C&I	MSW
2005/06	109,532	182,308	91,703	122,337	
2006/07	115,271	185,042	92,531	123,800	
2007/08	120,678	187,818	93,367	125,301	
2008/09	125,239	190,635	94,211	126,842	
2009/10	128,746	193,495	95,064	128,423	80,731
2010/11	131,192	196,397	95,926	130,044	83,648
2011/12	132,701	199,343	96,796	131,708	84,090
2012/13	133,431	202,333	97,674	133,415	84,615
2013/14	133,764	205,368	98,562	135,167	85,156
2014/15	133,818	208,449	99,458	136,964	85,634
2015/16	133,818	211,575	100,363	138,807	86,218
2016/17	133,818	214,749	101,278	140,699	87,150
2017/18	133,818	217,970	102,201	142,640	88,063
2018/19	133,818	221,240	103,134	144,631	88,928
2019/20	133,818	224,558	104,076	146,674	89,757
2020/21	133,818	227,927	91,703	122,337	90,496
2021/22					91,081
2022/23					91,277
2023/24					91,473
2024/25					91,669
2025/26					91,865
2026/27					92,061
2027/28					92,257
2028/29					92,453
2029/30					93,041

MSW – Municipal Solid Waste / C&I – Commercial and Industrial

Sources: The North East of England Plan: Regional Spatial Strategy to 2021 (July 2008)
 Apportionment of Future Waste Arisings, Waste Apportionment Report (North East Assembly, 2008)
South Tyne & Wear Waste Management Partnership (South Tyneside Council, 2010)

- 5.29 There are a number of waste streams produced in the borough that need to be managed, such as construction and demolition, commercial and industrial, municipal (including household), agricultural, and hazardous wastes. Some of these wastes will be managed within the borough, and some outside on a sub-regional and/or regional basis due to efficiency and economies of scale. There is also the possibility of proposals coming forward that do deal with more than the borough's own waste. It will therefore be important for any waste operation proposals within the borough to consider whether any other sequentially preferable sites exist within and outside the borough to ensure that the waste is transported in a sustainable manner and is disposed of in the nearest of appropriate locations in accordance with RSS policy.
- 5.30 Waste management has been a contentious issue in the past due to concerns over the nature of the operations taking place, particularly in relation to the potential adverse impacts on residential and environmental amenity. Many of the new forms of sustainable waste management practices are now considered to have limited adverse impacts if developed in suitable locations. Core Strategy Policy EA5 also controls levels of pollution, environmental risk and nuisance generated by such new development.
- 5.31 RSS Policies 42, 43 and 44 provide an adequate level of strategic mineral policies for operations in South Tyneside. Minerals can only be extracted where they are found, and future proposals may come forward in close proximity to existing quarries. All proposals will be required to protect the local environment and proposals likely to affect any European Site will only be permitted when, following Appropriate Assessment including necessary avoidance or mitigation measures, it is ascertained that no adverse effect will result from development. Due to the nature of minerals and waste operations and their associated adverse impacts including traffic and highway safety, noise, vibration, smell, fumes, smoke, soot, ash, dust or grit, and visual disturbance, the cumulative impacts on surrounding amenities from existing uses will also be considered when determining any new proposal. The impact on amenity of proposed landfill strategies will be assessed against this policy, and particularly in relation to any potential pollution of the Magnesian Limestone aquifer and its associated groundwater protection zones, as set out in Core Strategy Policy EA5. These areas are highly vulnerable to contamination and must be rigorously protected.
- 5.32 As South Tyneside's two quarries are extracted out, there may be future proposals for more mineral-related activity within the borough, such as exploration and extraction. For all minerals and waste operations, an appropriate traffic routing strategy will need to be agreed and we will refer operators to the designated road freight network for Tyne & Wear as shown on the Tyne & Wear Freight Map (February 2008) which supports preferred routes using the strategic road network. In accordance with Core Strategy Policy A1, any major development proposal will be judged in the context of a full Transport Assessment, and where possible maximum

use should be made of the bulk transport facilities at the Mercantile Wharves in Jarrow and the Port of Tyne's multi-modal terminal.

- 5.33 Minerals operations are generally temporary uses of land, and it is possible that such proposals may come forward in the Green Belt. It is important that minerals extraction proposals include restoration and management strategies that have regard to any potential land instability and minimise disturbance to nearby residents and the surrounding environment. They should also incorporate proposals for a phased scheme of restoration of the land that will result a beneficial after-use that is sympathetic to the distinct character of their particular settings. Such proposals will be required to be consistent with aims and objectives of the Tyne & Wear Green Belt and the Durham Biodiversity Action Plan (DBAP), and respect the landscape strategies for the rural areas set out in the Great North Forest Plan. In an urban setting, they should take full account of the character of nearby urban areas (as identified in the council's Urban Design Framework and any other relevant design guidance). Applicants should also refer to RSS Policies 8, 9, 33, 34 and 36 and Core Strategy Policies EA1 and EA3.

Annex A: Monitoring and Implementation Framework

- A.1 The performance of policies in this document will be monitored as part of the Local Development Framework's Annual Monitoring Report (AMR) process, together with a more comprehensive review as standard every 5-years to determine whether the overall approach and policies might require any significant modifications through a revision of the document. Where relevant, monitoring against the identified target threshold percentages will be carried out over a 3-year rolling period. If a target is not achieved during any such timeframe, the policy and target will be reviewed to assess whether any alteration or modifications should be made, and feed into a revision of the document. Any decision to undertake a revision of the document will be taken through consideration of the cumulative effects of targets not being met rather than one individual target not being achieved. This is in accordance with the 'plan-monitor-manage' approach.
- A.2 We will assess the relevance of our development management policies in line with emerging national planning guidance. This may influence the implementation of the development plan over the next 10-15 years, and prompt a more qualitative review of some policies ahead of any planned comprehensive review of the DPD as a whole. We will continue to engage with our local delivery partners including the Local Strategic Partnership and regeneration working groups to secure effective delivery of our development management policy objectives. We currently consult regulatory agencies, including the Environment Agency, English Heritage, Natural England and the Highways Agency during the preparation of our Local Development Framework documents and on all relevant planning applications.
- A.3 We identify infrastructure delivery partners for specific development projects in our Area Action Plans and the Site-Specific Allocations document. These partners include for example, One North East (ONE, the Regional Development Agency), Homes & Communities Agency (HCA, formerly English Partnerships), Highways Agency, Nexus (the Tyne & Wear Passenger Transport Executive), Port of Tyne Authority, South Tyneside Primary Care Trust (PCT)/NHS, English Heritage, Tyne & Wear Archaeology and Groundwork.
- A.4 We encourage appropriate dialogue with the council's lead members at an early stage in the preparation of major development proposals and pre-application discussions with developers on major planning applications. We proactively monitor approved development projects to ensure compliance with planning conditions and obligations, and to ensure that schemes are carried out in accordance with approved details. Evidence of policy effectiveness can also be related to trends in the numbers of appeals lodged and in appeal decisions. The council's Area Planning Group currently monitors our performance on planning appeals against best value indicators, and this could be developed to identify any policies that may have produced higher than expected levels of appeals being allowed, which might then trigger the need for a policy review.

A [major planning application](#) is classed as 10 dwellings or more and 1,000 sqm gross floorspace or more.

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
DM 1 Management of Development	More detailed guidance in Supplementary Planning Documents: 2 Urban Design 3 Green Infrastructure 6 Parking Standards 9 Householder Developments	Spatial Planning in liaison with Area Planning	Target: 2011 2011 2010 2010	Within existing budgets	Adoption of SPDs within target timescales	Review LDF work programme targets Review the need for other SPD's, e.g. on landscape guidance
	Assessment and determination of major planning applications	Development management process-determination of planning applications	Ongoing	Within existing budgets	Percentage of permissions complying with DM1	<75% would trigger a review of DM1 Relevant material considerations will need to be taken into account
DM2 Safeguarding Employment Uses	Assessment and determination of major planning applications	Development management process-determination of planning applications	Ongoing	Within existing budgets	Percentage of permissions complying with DM2	<75% would trigger a review of DM2
	Non-employment uses on employment land allocations	Spatial Planning in liaison with Area Planning, Economic Development and Corporate Information	Ongoing	Within existing budgets	Employment land allocations lost (ha)	Review of RSS/ LDF Annual Monitoring Review; Review site allocations in DPDs and SHLAA
	Changes of use from employment use	Spatial Planning in liaison with Area Planning	Ongoing	Within existing budgets	Employment floorspace lost (sites of >150m ²)	Review policy DM2 if significant floorspace is being lost
	Employment Land Update Study	External consultants	2011	Within existing budgets	Study completed	Review LDF work programme targets

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
DM3 Hot Food Uses in Shopping Centres	Assessment and determination of planning applications for A3 and A5 uses in district shopping centres	Development management process-determination of planning applications	Ongoing	Within existing budgets	Percentage of permissions approved, but not complying with DM3	>75% would trigger a review of DM3 Consider additional guidance (SPD)
DM4 Intensive Housing Uses	Assessment and determination of planning applications for Intensive Housing Uses	Development management process-determination of planning applications	Ongoing	Within existing budgets	Percentage of permissions complying with DM4	<75% would trigger a review of DM4
DM5 Gypsies and Travellers and Travelling Showpeople Caravan Sites	Number of pitches developed	Spatial Planning in liaison with Area Planning and Environmental Health	Ongoing	Within existing budgets	1. Number of authorised pitches developed 2. Number of unauthorised pitches developed Additional interim targets may be taken from G & T studies	LDF review after 5 years; Review Site-Specific Allocations DPD; Monitor housing needs; Review number of unauthorised pitches developed
	Assessment and determination of planning applications Number of applications refused	Spatial Planning	Ongoing	Within existing budgets	1. Number of applications for pitches granted 2. Number of new pitches granted 3. Number of applications refused	Part of regular LDF review assessment after 5 years Review number of applications refused
DM6 Heritage Assets and Archaeology	Assessment and determination of major planning applications	Development management process-determination of planning applications	Ongoing	Within existing budgets	Percentage of permissions complying with DM6	<75% would trigger a review

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
	Update the local list of buildings of architectural or historic significance and produce as SPD 21	Historic Environment Officer	2010/11	Within existing budgets	Adoption of local list as SPD 21	Review LDF work programme targets
	Review and update local buildings at risk survey (Grade II listed buildings)	Historic Environment Officer	Ongoing	Within existing budgets	Completion of updated survey	Review and manage most significant buildings deemed to be at risk
DM7 Biodiversity and Geodiversity Sites	Designation of new and amended Local Biodiversity and Geodiversity Sites	Countryside team in liaison with Spatial Planning	2011	Within existing budgets	Sites designated upon adoption of DM Policies DPD	Review designations of local sites and their condition (at least every 10 years)
	Prepare Supplementary Planning Document on Biodiversity & Geodiversity	Spatial Planning in liaison with Countryside team	2011	Within existing budgets	Adoption of SPD within target timescales	Review LDF work programme targets
	Prepare Supplementary Planning Document on Green Infrastructure	Spatial Planning Team in liaison with Cultural Services	2011	Within existing budgets	Adoption of SPD within target timescales	Review LDF work programme targets
DM8 Mineral Safeguarding and Management of Extraction	Assessment and determination of planning applications	Development management process-determination of planning applications	Ongoing	Within existing budgets	Percentage of permissions complying with DM8	LDF review after 5 years Review refusals & appeals
	Monitor applications for mineral extraction in safeguarded areas	Spatial Planning	Ongoing	Within existing budgets	Assess compliance with DM8	Review need for mineral allocations in Site-Specific Allocations DPD
	Landscape Study	External consultants	2011	Within existing budgets	Completion of study	Review LDF work programme targets
DM9 Minerals and Waste Operations	Assessment and determination of planning applications	Development management process-determination of planning applications	Ongoing	Within existing budgets	Percentage of permissions for minerals and waste development complying with DM9.	LDF review after 5 years Review refusals & appeals

Annex B: Replacement of Unitary Development Plan Policies

The following 'saved' (UDP) policies and proposals were superseded upon adoption of this Development Management Policies Document. Some of the provisions of these policies have also been effectively replaced by new national and regional planning policy.

- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV7/1 Conservation Areas: Enhancement Schemes
- ENV7/2 Conservation Areas: Westoe Village
- ENV7/4 Conservation Areas: Whitburn
- ENV7/5 Conservation Areas: Hebburn Hall
- ENV7/6 Conservation Areas: Monkton
- ENV7/7 Conservation Areas: West Boldon
- ENV7/8 Conservation Areas: East Boldon
- ENV7/9 Conservation Areas: New Development
- ENV7/10 Conservation Areas: Alterations to Unlisted Buildings
- ENV7/11 Conservation Areas: Change of Use
- ENV8/1 Archaeology: Nationally Important Remains
- ENV8/2 Archaeology: Other Important Remains
- ENV9 Archaeological Finds on Unidentified Sites
- ENV12 Pollution Control
- ENV15 Bad Neighbour Uses
- ENV17/1 High Flood Risk Areas
- ENV19/2 Nature Conservation: Sites of Special Scientific Interest
- ENV19/3 Nature Conservation: Other Protected Sites
- ENV23/1 Areas of High Landscape Value
- ENV23/2 Areas of Landscape Significance
- NR4 Protection of Sensitive Developments from the Impact of Mineral Workings
- NR7 General Criteria for Mineral Working
- NR7/2 Red Barns: Extraction of Shale-New Allocation
- NR8 Detailed Criteria for Mineral Working
- NR12 General Criteria for Waste Management

- NR13 Detailed Criteria for Waste Management
- ED2 Development Control Considerations - Economic Development
- ED3 Predominantly Industrial Areas
- ED4 Other Established Industrial Areas
- ED9 Telecommunications
- H2 Development Control - Housing
- H7/2 Areas outside the Coverage of Proposal H7/1
- H7/3 Hostels and Houses in Multiple Occupation
- H9 Gypsy Caravan Sites
- RL2 Development Control - Sport Recreation and Leisure
- SC2 Development Control - Social and Community
- SC2/1 Development Control - A Safer Environment
- T2 Development Control - Transport
- T8 Development Control - Mobility Impaired
- S1/1 Residential Use in Upper Floor Premises
- S2 Development Control Considerations - Shops and Retail Centres
- S2/2 Development Control - Shop Front Security and Amusement Centres

The Interim Planning Policy Statement for the Assessment of Hot food Use Proposals within South Tyneside (adopted by Cabinet on 20 August 2008) will also be superseded upon adoption of this Development Management Policies Document.

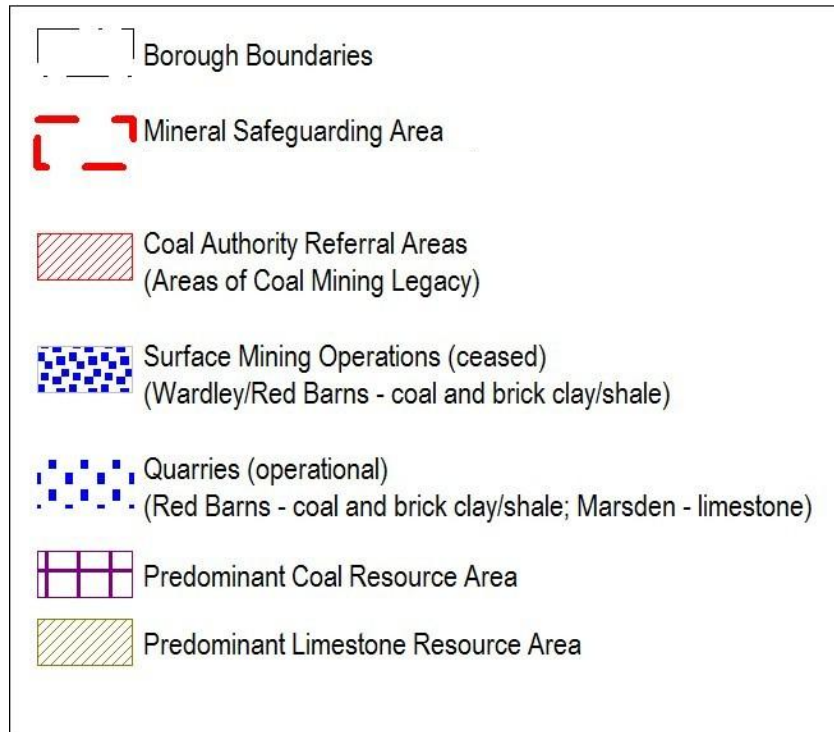
Annex C: Schedule of Supplementary Planning Documents

Local Development Scheme (October 2009)

We will prepare the following Supplementary Planning Documents (SPDs) to provide additional guidance in support of policies contained in the Core Strategy (adopted June 2007) and other development plan documents. Information is provided on the proposed timescale for the production of these documents, but this will be subject to available resources and timescales will be reviewed in our Annual Monitoring Reports (AMR) and Local Development Scheme (LDS). In addition to the SPDs listed below, we may also prepare further planning guidance on the Green Belt and also on Landscape Guidance for Developers.

SPD	Title	Timescale
1	Sustainable Construction & Development	Adopted August 2007
2	Urban Design	To be confirmed
3	Green Infrastructure	Consultation draft 2011
4	Affordable Housing	Adopted August 2007
5	Planning Obligations & Agreements	Adopted October 2008
6	Parking Standards	Adopted December 2010
7	Travel Plans	Adopted April 2010
8	South Shields Riverside Regeneration	Adopted August 2009
9	Householder Developments	Adopted December 2010
10	Westoe Conservation Area Management Plan	Adopted August 2007
11	West Boldon Conservation Area Management Plan	Adopted August 2007
12	Whitburn Conservation Area Management Plan	Adopted August 2007
13	St Paul's Conservation Area Management Plan	Adopted August 2007 – revised draft 2011
14	Cleadon Conservation Area Management Plan	Adopted April 2009
15	East Boldon Conservation Area Management Plan	Adopted April 2009
16	Hebburn Hall Conservation Area Management Plan	Adopted April 2009
17	Monkton Conservation Area Management Plan	Adopted March 2010
18	Cleadon Hills Conservation Area Management Plan	Adopted April 2009
19	Mill Dam Conservation Area Management Plan	Adopted March 2010
20	Mariners' Cottages Conservation Area Management Plan	Adopted March 2010
21	Locally Significant Heritage Assets	Consultation draft 2011
22	Biodiversity & Geodiversity	Consultation draft 2011/12

Annex D: Minerals Legacy and Resources Map



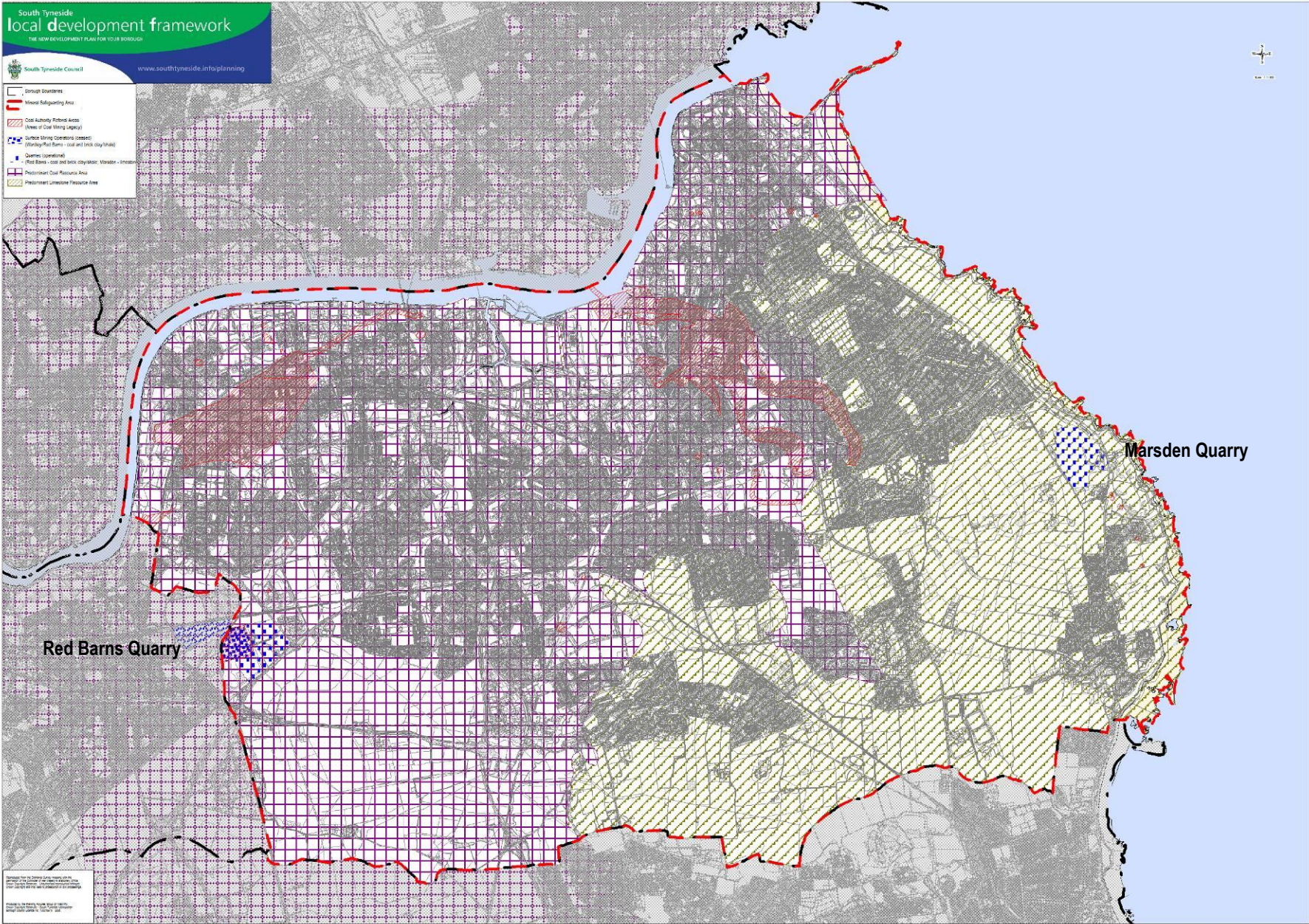
Source: Coal Authority and British Geological Survey (2010)

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Notes:

1. The surface mining coal resource areas shown have been derived from current information available to the council from the Coal Authority and British Geological Survey. Due to geological uncertainties further surface mining coal resources may be available beyond the boundaries that are currently shown.
2. The plan, where it relates to surface mining coal resources, does not preclude other coal resources available from deep mining operations, coal bed methane, abandoned mine methane and underground coal gasification.
3. The extent of previous surface mining operations are shown for information only, coal resources may still be available within these areas.



**To find out more about the new
Local Development Framework, contact:**

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Email: **ldf@southtyneside.gov.uk**

Visit: **www.southtyneside.info/planning**

If you know someone who would like this information in a different format contact
the communications team on 0191 424 7385.