

South Tyneside
Local development
framework

Final ADOPTED
Version

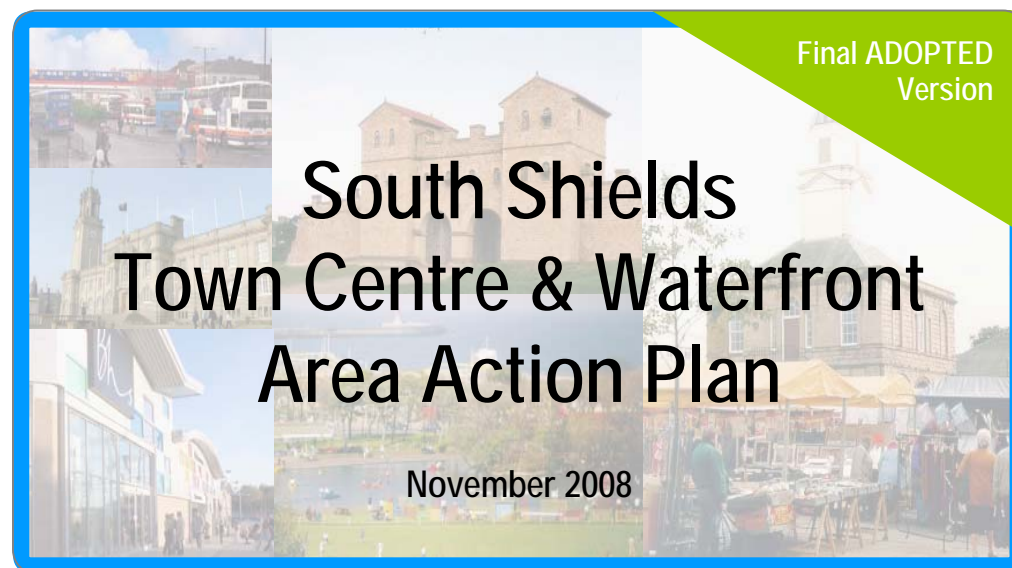
South Shields
Town Centre & Waterfront
Area Action Plan

November 2008



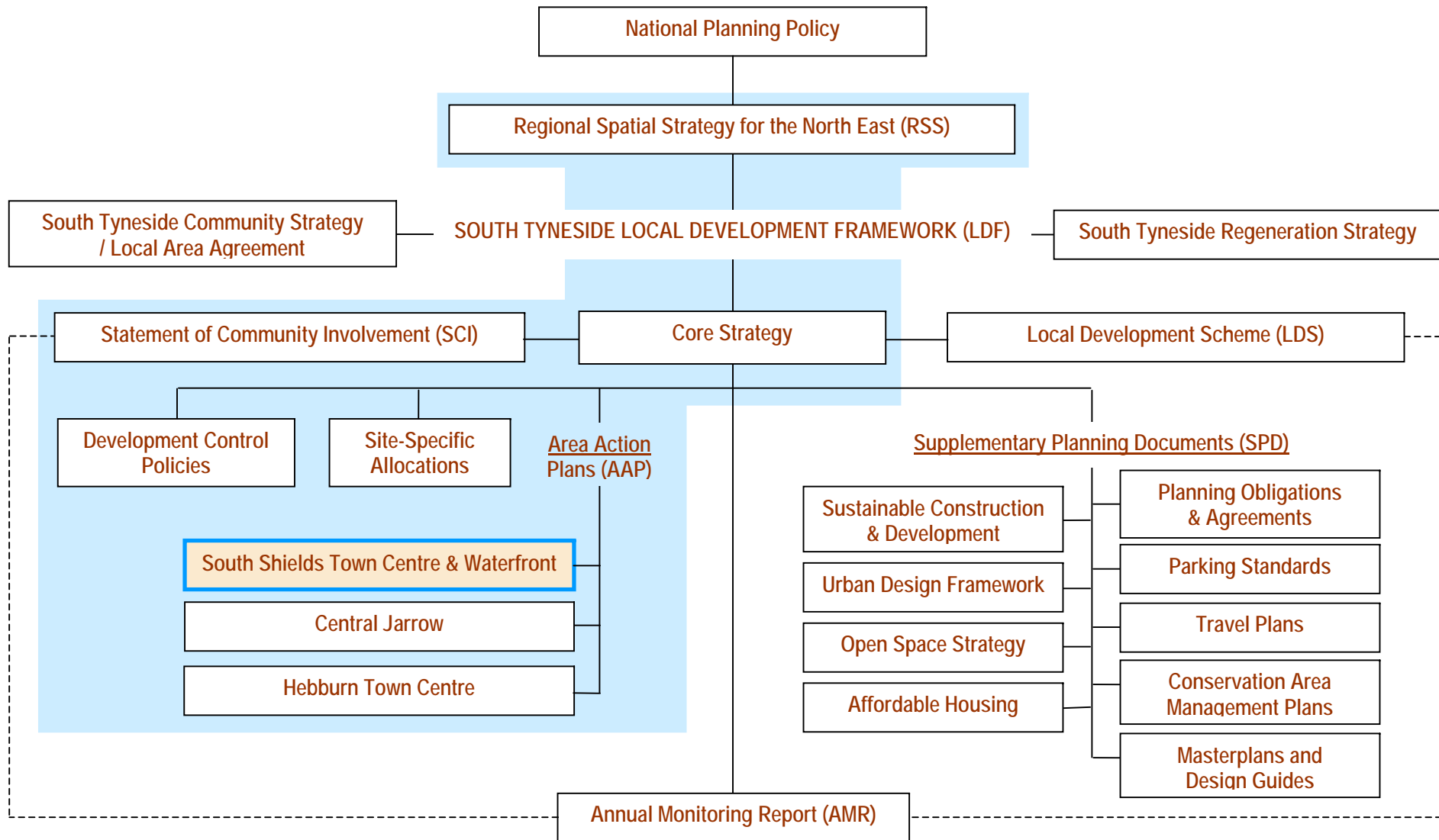
South Tyneside Council

The New Development Plan
for your Borough



Development Plan Document
Adopted by Full Council on 20 November 2008

South Tyneside Local Development Framework – Family Tree



- the statutory Development Plan

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South Shields Town Centre & Waterfront Area Action Plan

South Tyneside Local Development Framework

Local Development Scheme

Core Strategy

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)

Community Strategy, Regeneration and Transformation

Spirit of South Tyneside: South Tyneside's Community and Local Neighbourhood Renewal Strategy / Local Area Agreement (2006, updated May 2008)

Riverside Community Area Forum Area Plan 2008-2011

Rekedyke Neighbourhood Action Plan 2008-2011

Transforming Together: South Tyneside's Regeneration Strategy (October 2004)

Transforming South Tyneside's Town Centres – South Shields

From Ordinary to Extraordinary: Transforming South Tyneside's Future

Introduction

- 1.1 Everything we do is about achieving “**a better future for South Tyneside’s people**”. That is our vision for the Borough. To deliver a better future, one of our big challenges is to make South Tyneside a place where people choose to live, work and visit. This means developing new and exciting buildings whilst preserving our cultural heritage and beautiful coastline and countryside. It also means ensuring a quality range of homes, shops and businesses, parks and public spaces, all linked by an excellent transport system. All of these things need to be delivered through the planning system, and in particular the **South Tyneside Local Development Framework (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).
- 1.2 This Area Action Plan (AAP) is the detailed development plan document for the South Shields area in the north-east of the Borough (see aerial photograph opposite). It sets out the more detailed strategy and vision, policies and site-specific land allocations for South Shields town centre, riverside and foreshore, as illustrated on the Proposals Map inset. When adopted, these will replace the relevant ‘saved’ policies and proposals within the UDP. The adopted Area Action Plan will then have an indicative lifespan of 15 years from the date of adoption.
- 1.3 This AAP broadly covers the area to the north of the Westoe footpath/cycleway, and is bounded by the northern and eastern edges of the new Westoe Crown Village development. It includes:
 - the wider South Shields town centre area;
 - associated key development sites along the Tyne riverside north from McNulty's Offshore yard to the mouth of the River Tyne; and
 - the more developed coastal Foreshore area as far south as Gypsies Green at the northern end of the coastal Leas.It also includes the site of Arbeia Roman Fort, which forms part of the Hadrian's Wall World Heritage Site. Areas beyond the boundary of this AAP area will be addressed in the forthcoming Site-Specific Allocations development plan document.
- 1.4 For ease of cross-referencing, this document is structured along the same broad themes as the LDF's Core Strategy. Its context is provided by, and it should be read in parallel with, the overarching strategy and corresponding core policies within the LDF Core Strategy and the Regional Spatial Strategy for the North East (RSS), which also forms part of the statutory development plan for the Borough. Key Core Strategy policies of note, and other relevant LDF documents (marked * if currently not available or only in draft form), are highlighted in the margin alongside each policy.



The 'Conversation Piece' at Littlehaven

1.5 The Area Action Plan also seeks to implement the land use-related elements of other Council documents that have implications for the South Shields town centre, riverside and foreshore areas, such as the 'Spirit of South Tyneside' Community and Neighbourhood Renewal Strategy / Local Area Agreement and the South Tyneside Regeneration Strategy. It also further develops ideas and recommendations from the transformational studies into the Borough's town centres and riverside. The Monitoring and Implementation Framework at Annex A draws upon the proposed project timescales within these documents.

1.6 Preparation of this AAP has also been informed by continuous consultation with the local community and stakeholders, including the following Regulation 25, 26 and 28 public involvement exercises (ie. preliminary consultation in accordance with Government planning regulations that preceded the publication and formal consultation on this development plan document):

- the LDF's initial Issues and Options consultation exercise (July/August 2004) – refer to Annex B of the 'preferred options' draft AAP document for details and the sustainability appraisal analysis of the Issues and Options stage; and
- South Shields-specific key stakeholder workshop events (December 2005).

It has also been informed by:

- the Council's annual summer public consultation roadshows;
- public consultation responses received in relation to the 'preferred options' and 'submission draft' versions of the Core Strategy document;
- public consultation responses received in relation to the first 'preferred options' and revised 'submission' draft versions of this Area Action Plan;
- public consultation for the South Shields Riverside Regeneration area development framework – this will form the basis of a forthcoming Supplementary Planning Document to the LDF;
- the initial sustainability appraisal of the social, environmental and economic effects of the draft AAP policies within this document – this report is available separately;
- the requirement for all Development Plan Documents (DPDs) to be subject to a Habitats Regulations Assessment as required by Articles 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) Regulations 2007. All policies in this Area Action Plan have been assessed against this Directive and the associated regulations to enable the planning authority to ascertain that the plan will not result in an adverse effect on the integrity of a European Site (i.e. any Special Protection Area (SPA), Special Area of Conservation (SAC) or Ramsar Site). Parts of the Northumbria Coast SPA and Ramsar Site and the Durham Coast SAC are European Sites which lie within or immediately beyond the boundaries of this Area Action Plan Area. At submission draft stage the Council commissioned Entec UK to carry out a Sustainability Appraisal and Habitats Regulations Assessment of this Area Action Plan. This was



The 'Spirit of South Shields' at Market Dock

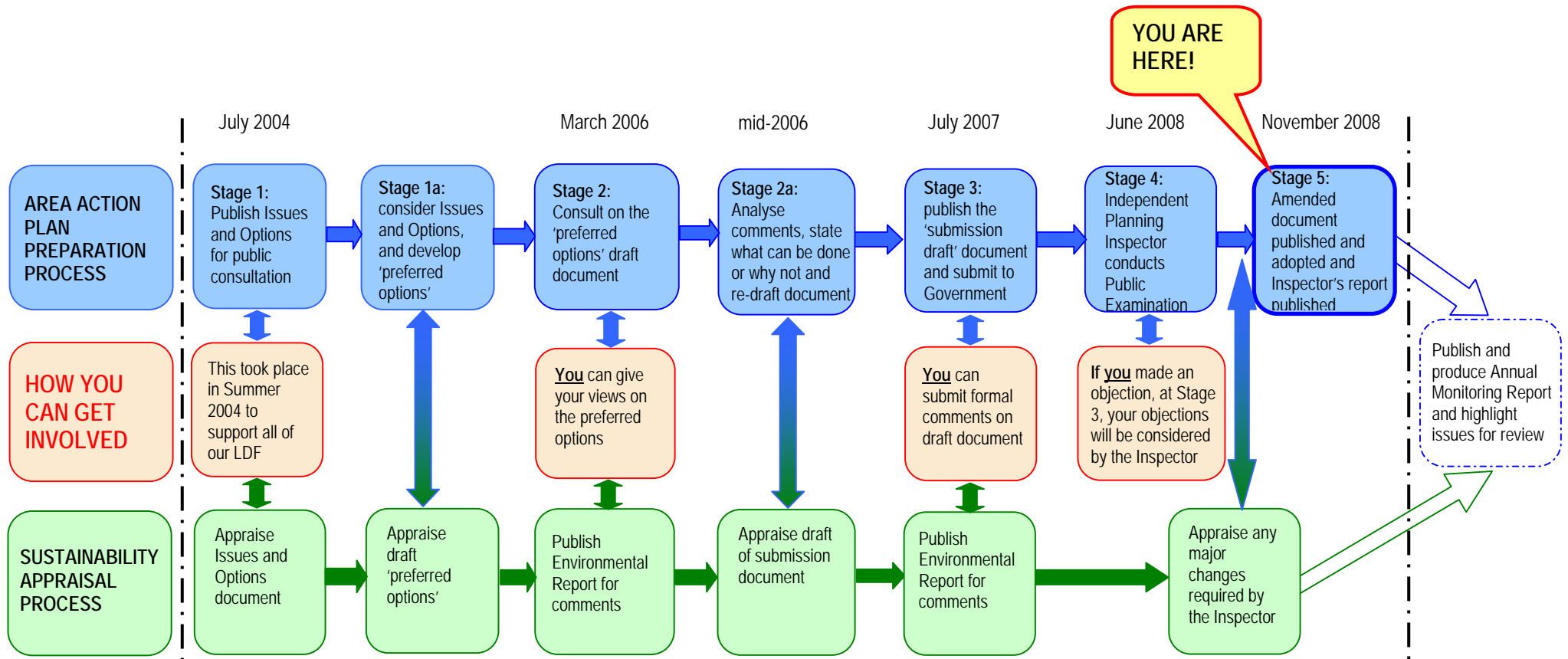
supplemented by an addendum agreed by the Council with Natural England to take account of issues raised at the Independent Examination in June 2008.

The strategy, policies and proposals within this document have been formulated from these preparatory stages. Background evidence is also set out within the Technical Appendices for each of the Core Strategy themes.

- 1.7 The Habitats Regulations Assessment of this Area Action Plan identified potential risks to the European Sites, including disturbance to internationally important populations of wintering and migratory birds or their habitats and the sensitive habitats in the Durham Coast SAC. These birds are vulnerable to disturbance from access including coastal and water-borne recreation around roosting and feeding areas and impacts on their habitats and feeding areas which are also sensitive to damage and water quality issues including contaminants from disturbed sediments. These issues are addressed by changes to Policy SS13 and relevant measures in Policies SS2, SS3, SS5, SS9 and SS14 to protect such sites, including the Northumbria Coast SPA and the Durham Coast SAC. Specific concerns about a proposal to create a sheltered watersports area in Policy SS10 have been addressed by requiring access to be restricted during those months when the birds are present and to ensure that construction work takes place at times when the birds would not be disturbed.

- 1.8 The process for preparation of this AAP is summarised in the diagram overleaf, with further details set out in our Local Development Scheme (LDS). Our Statement of Community Involvement (SCI) provides further information on how we sought to consult and ensure public involvement throughout the document's preparation process.

How this Document was Prepared ...



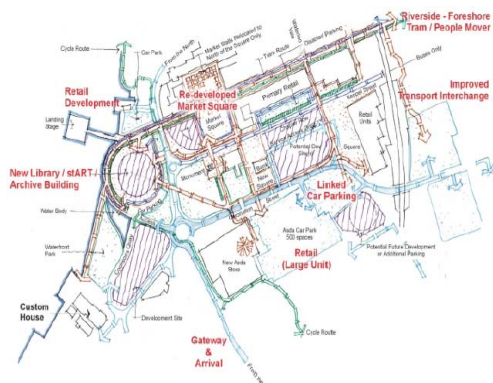
South Tyneside Community and Neighbourhood Renewal Strategy and Local Area Agreement

South Tyneside Regeneration Strategy

LDF Core Strategy Policies:
ST1, ST2, A1, E1, SC1, SC2, SC3, SC4, SC5, SC6, EA1, EA2, EA3, EA4, EA5, EA6

Local Development Documents:
LDD4 Development Control Policies
SPD1 Sustainable Construction and Development
SPD2* Urban Design
SPD8* South Shields Riverside Masterplan

Urban Design Framework



Strategic Vision

- 2.1 South Shields is the Borough's largest town, one of the main centres in Tyne & Wear, and a key location in the Tyne riverside growth corridor in a great peninsular setting at the mouth of the river. However, it needs to re-invent itself as a modern market town and take better advantage of the opportunities provided by its combined riverside and seaside location, whilst respecting its historic local distinctiveness and character. It needs to ensure that it is able to compete as a sustainable and accessible location for shopping, leisure and business, as a visitor destination and as a centre for local government, administration and education, as well as being an attractive place to live with housing that meets people's needs and aspirations. The mixed-use regeneration of the town centre and waterfront provides superb opportunities to attract investment and create wealth.

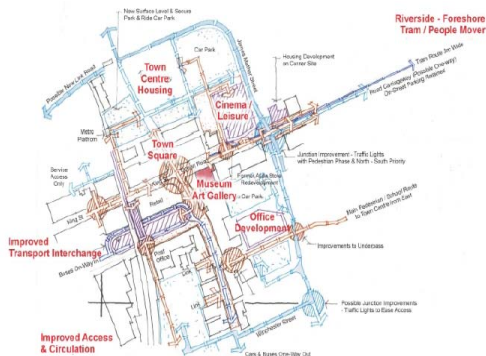
Policy SS1 Strategic Vision for South Shields Town Centre and Waterfront

The spatial strategy for South Shields town centre and waterfront is to:

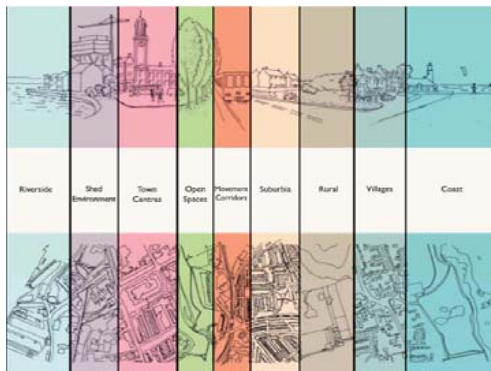
- A) strengthen, revive and promote the growth of South Shields town centre as the Borough's principal centre for shopping, entertainment and leisure, culture and administration, making it a popular and attractive market town;
- B) redevelop the riverside as a high quality new location for urban living, leisure, education and working, restoring the link between local communities and the river, and attracting highly skilled jobs; and
- C) enhance the natural and built environment, infrastructure, and range and quality of attractions along the foreshore, making it a destination of choice for visitors and tourists.

The designated town centre, Riverside Regeneration area and foreshore 'developed coast' area are as shown on the Proposals Map inset.

- 2.2 The spatial strategy for the South Shields town centre and waterfront area is consistent with that set out in the LDF Core Strategy at Policy ST1, and the 22 spatial and sustainability objectives for the Borough. It is also consistent with the future plans for South Shields town centre, riverside and foreshore within the 'Spirit of South Tyneside' Community and Neighbourhood Renewal Strategy and Local Area Agreement, and South Tyneside's Regeneration Strategy 'Transforming Together'. The LDF strategy seeks to concentrate development on our key regeneration and development areas, including South Shields town centre and riverside. We want to ensure that we maintain established communities and promote social inclusion, whilst building a sustainable environment with great housing and transport links providing full access to major facilities and developments for everyone.



Conceptual ideas from the Transforming South Shields Town Centre consultancy study



Urban Design Framework Character Areas

2.3 The overall approach to the future development and regeneration of the South Shields town centre and waterfront area is based on:

- creating a town centre that expresses local identity, is vibrant, with a diverse range of retail, leisure and cultural facilities that are accessible to all;
- promoting the regeneration of the riverside, providing opportunities for high quality mixed-use office, commercial, leisure, public services and residential development, expanding the town centre community; and
- promoting and enhancing the foreshore, the seaside resort of South Tyneside, as a key focus for leisure and recreation, consolidating and diversifying existing uses, upgrading the environment, and protecting the designated 'developed coast' from the sea.

2.4 High quality design will be essential to the regeneration of the South Shields town centre and waterfront area. We want to secure the highest possible quality of built environment and townscape that reflects the town's distinctive identity and spectacular natural setting. In particular, there are opportunities to create eye-catching landmark buildings and structures on several key strategic gateway sites, such as at Harton Quay within the Riverside Regeneration area, at the Market Place and Ocean Road within the town centre, and at Pier Parade on the foreshore. In accordance with Core Strategy Policy ST2, all development proposals must incorporate principles of good design and create a high quality, safe, stimulating, attractive and accessible environment for everyone. Development schemes should also give thorough consideration to the potential for:

- maximising energy and water efficiency;
 - providing neighbourhood recycling facilities;
 - enhancing biodiversity;
 - the incorporation of 'e-infrastructure' to assist in reducing the need to travel; and
 - minimising the adverse effects of motorised transport;
- in accordance with the BREEAM 'excellent' rating for retail, offices and EcoHomes, and the equivalent standard in the Government's Code for Sustainable Homes – refer also to Supplementary Planning Document (SPD) 1 'Sustainable Construction & Development'.

2.5 Reference should be made to the Best Practice Principles and relevant Character Area Guidelines within the Council's Urban Design Framework – this detailed urban design guidance will be further enhanced through a forthcoming Supplementary Planning Document.

LDF Core Strategy Policies: ST1, ST2, A1, E1, SC1, SC2, SC3, SC6, EA1, EA2, EA3, EA4, EA5

AAP Policies: SS1, SS3, SS4, SS5, SS6, SS7, SS8, SS9, SS10, SS11, SS12, SS13, SS14

Local Development Documents:

LDD4 Development Control Policies
 SPD1 Sustainable Construction and Development
 SPD2* Urban Design
 SPD3* South Tyneside Open Space Strategy
 SPD5* Planning Obligations & Agreements
 SPD8* South Shields Riverside Regeneration Area

Urban Design Framework

South Tyneside Regeneration Strategy

South Tyneside Transportation Study (2006)

Code for Sustainable Homes

Use Classes Order:

A1 Shops
 A2 Financial and Professional
 A3 Restaurants and Cafés
 A4 Drinking Establishments
 A5 Hot Food Takeaways
 B1 Business
 B2 General Industrial
 B8 Storage or Distribution
 C1 Hotels
 C2 Residential Institutions
 C3 Dwelling Houses
 D1 Non-Residential Institutions
 D2 Assembly and Leisure

[Town & Country Planning (Use Classes) Order 1987 (as amended)]

Policy SS2 Mixed-Use Development Opportunities in South Shields

The regeneration of the South Shields town centre, riverside and foreshore areas will be promoted by the development of the following key sites for a mix of uses where appropriate (Use Classes as specified):

- A) within the designated town centre:**
 - i) Asda superstore on Ocean Road** (approx.1.2ha) (A1, A3, A4, D2)
 - ii) Central Library and adjacent car park** (approx.0.3ha) (A1, A2, A3, B1, D1, D2)
 - iii) land to the west of Fowler Street** (approx.3.5ha) (A1, A2, B1, B2, C3, D2)
 - iv) land at Coronation Street** (approx.2.4ha) (A1, D2)
 - v) land at Oyston Street – site of gasholder** (approx.0.6ha) (A1, D2)
 - vi) sites in the Barrington Street area** (approx.0.8ha) (A1, A2)
 - vii) Wouldhave House in the Market Place** (approx.0.3ha) (A1, A2, A3, A4, D1)
- B) within the riverside area:**
 - i) the designated Riverside Regeneration area** (approx.27.2ha) (A1, A3, A4, B1, B2, C1, C2, C3, D1, D2)
 - Harton Staithes (Phase 1 - approx.4.6ha)
 - Holborn (Phase 3 - approx.8.4ha)
 - Windmill Hill (Phase 4 - approx.8.6ha)
 - High Shields (Phase 5 - approx.5.6ha)
 - ii) land at Station Road / Commercial Road** (approx.0.3ha) (A3, B1)
 - iii) land at River Drive** (approx.2.3ha) (B2, C2, C3, D1, D2)
- C) within the designated foreshore ‘developed coast’ area:**
 - i) Pier Parade** (approx.2.0ha) (A1, A3, A4, A5, C1, D1, D2)
 - ii) on the south foreshore at Gypsies Green** (approx.4.7ha) (A3, C1, D2)

as shown on the Proposals Map inset and in accordance with corresponding site allocation policies in this Area Action Plan.

All developments should conform with the highest standards of urban and sustainable design. In particular, new development should include measures that would achieve a BREEAM or EcoHomes ‘excellent’ rating. Regard should also be given to the provision of integral areas of public open space in accordance with Policy SS10.

2.6 These key redevelopment sites within the South Shields town centre, riverside and foreshore areas offer important opportunities for mixed-use development, and will contribute to the creation of sustainable communities. This is in accordance with Core Strategy Policies ST1 and SC1. These sites are therefore



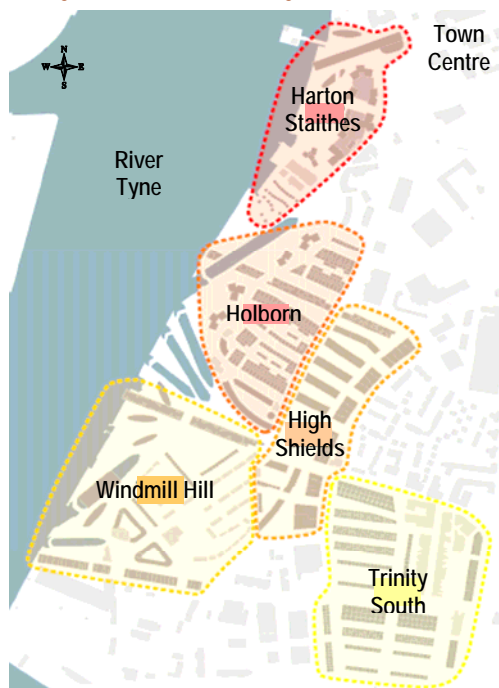
considered to be appropriate for a general range of potential uses. In identifying these sites as appropriate for mixed-use development, each site should be developed for an appropriate and genuine mix of uses in order to contribute to the creation of sustainable communities. Uses may be a combination of any of those outlined in the policy. However, justification will be required to show that the proposed range of uses is appropriate and compatible with neighbouring uses. Where appropriate (and particularly on smaller sites where more than one or two uses cannot be physically accommodated), this policy provides an element of flexibility in the type of development allowed. These are discussed in relation to the relevant policies that follow within this AAP document.

- 2.7 To provide specific advice on the types of uses that we consider to be suitable for each site, the policy identifies appropriate activities according to the Use Classes Order (see margin). Other uses that fall outside any Use Class (ie. 'sui generis' uses), but have similar characteristics to those listed, will be considered on their own merits provided that they genuinely complement the other proposed uses for each site, and assist in creating sustainable communities. Further details for each site are set out in other policies in this Plan, as summarised in the table below (these mixed-use sites are indicated by a hash symbol # in each subsequent policy).

Policy SS2 Mixed-Use Site Allocations	AAP Policies
A i) Asda superstore on Ocean Road	SS7, SS8, SS9
ii) Central Library and adjacent car park	SS4, SS7
iii) land to the west of Fowler Street	SS4, SS7, SS9, SS11
iv) land at Coronation Street	SS7, SS9
v) land at Oyston Street	SS7, SS9
vi) sites in the Barrington Street area	SS7
vii) Wouldhave House in the Market Place	SS5, SS7
B i) the designated Riverside Regeneration area	SS3, SS4, SS5, SS6, SS7, SS8, SS9, SS10, SS11, SS12, SS14
ii) land at Station Road / Commercial Road	SS3, SS4, SS8
iii) land at River Drive	SS3, SS10, SS11, SS14
C i) Pier Parade	SS5, SS6, SS9
ii) on the south foreshore at Gypsies Green	SS5, SS6, SS13, SS14



South Shields Riverside Regeneration: an artistic impression of the redeveloped riverside regeneration area looking south (above); and a diagram illustrating the regeneration area's five 'neighbourhoods' (below).



- 2.8 All proposals should seek to avoid any significant adverse impacts on any European Sites, including the Northumbria Coast SPA and Ramsar Site and the Durham Coast SAC. Where avoidance is not possible, effective mitigation which fully addresses any adverse effects on the integrity of any European Site will be required in line with the requirements of the Habitats Regulations 1994, as amended. Proposals should also be integrated with areas of public realm and open spaces, and maximise their environmental performance. The cumulative impact and sustainability of large-scale developments should also be considered, in terms of matters such as traffic levels and road capacity, noise and air quality, surface water run-off, sewerage infrastructure and other utilities. For some proposals it may be necessary to undertake a screening exercise for an Environmental Impact Assessment. Any necessary infrastructure to service major new developments within the AAP area, and particularly in the riverside area, will be required in partnership with relevant utility providers. Planning obligations and agreements will be used as appropriate (in accordance with Core Strategy Policy ST1 and relevant Supplementary Planning Documents). Compulsory purchase powers will also be used to facilitate land assembly where necessary and justified. More detailed guidance may be set out in site development briefs or area masterplans.
- 2.9 Guidance on the phasing of these development sites throughout the plan period is provided elsewhere in this Area Action Plan in terms of their relative priority for different uses, as well as in the Implementation Framework at Annex A.
- 2.10 Our principal mixed-use site is the extensive riverside area around Harton Quay, Middle Docks, McNulty's offshore yard, and neighbouring land to the west of Commercial Road – the site is designated as the Riverside Regeneration area on the Proposals Map. The area, to be developed in partnership with ONE North East (the Regional Development Agency) and other key stakeholders, is currently the subject of a major land assembly and masterplanning programme. The Council already owns much of the land, which will assist the delivery of this major redevelopment scheme. The Riverside Regeneration area is sub-divided into 'neighbourhoods'. Four of these – Harton Staithes, Holborn, Windmill Hill and High Shields (see margin diagram) – are allocated in this Area Action Plan. A fifth and separate 'neighbourhood' – Trinity South – adjacent to Frederick Street district shopping centre, will be allocated in the Site-Specific Allocations DPD.
- 2.11 As set out in Policy SS2 B) above, the mix of uses in this Riverside Regeneration area is proposed to be residential, Class B1 business/offices, and a small amount of Class B2 industrial uses and commercial/leisure (including a hotel), together with ancillary cafes, restaurants and bars, small-scale convenience retailing and public/service uses. Policies SS4 C) and SS11 B) and C) set out approximate numbers of new dwellings and amounts of office-based business and commercial development which the Council currently anticipates could be delivered from each of the 'neighbourhoods'. However, these estimates should not be treated as 'hard and fast'

minimum or maximum targets for the 'neighbourhoods'. The precise distribution of land uses in the Riverside Regeneration area can only be finalised in the light of further study including examination of the relationships between the proposed uses themselves and between the proposed uses and existing land uses in and around the riverside area. The Council will seek mixed-use development on the 'neighbourhood' sites. However, it may be found that, for a variety of environmental and other reasons, some 'neighbourhoods' may not be suitable for all of the uses specified by the Policy. Further study and consultation will lead to the production of a Supplementary Planning Document (SPD8) which will specify the final detailed distribution of land uses through the Riverside Regeneration area. Phasing of development across the riverside area could also be subject to change as it progresses. Issues regarding the phasing of housing provision are set out in paragraph 5.25 below.

- 2.12 The Habitats Regulations Assessment of this Area Action Plan identified potential for construction work at Harton Staithes to disturb contaminants in sediments which could then lead to a reduction in water quality. This could impact adversely on the integrity of the Northumbrian Coast SPA, as through contamination of intertidal feeding areas. Detailed issues concerning the implementation of measures to ensure that water quality is protected from contamination will need to be dealt with at both the masterplanning and detailed planning application stages. Applicants will be expected to demonstrate that there are no adverse impacts on important populations of purple sandpiper and turnstone or their habitats and that the requirements of the Habitats Regulations 1994, as amended, are met.

Improving Accessibility

3.1 We want to make sure that South Shields town centre, riverside and foreshore are easy to get to and between for everyone. We want to create safe, secure and attractive routes throughout the town. Car parking areas and public realm must be attractive and accessible for everyone.

LDF Core Strategy Policies: ST2, A1

AAP Policies: SS1, SS2, SS4, SS5, SS6, SS7, SS8, SS9, SS10, SS11, SS13

Local Development Documents:

LDD4 Development Control Policies
 SPD1 Sustainable Construction and Development
 SPD2* Urban Design
 SPD5* Planning Obligations & Agreements
 SPD6* Parking Standards
 SPD7* Green Travel Plans
 SPD8* South Shields Riverside Regeneration Area

Tyne & Wear Local Transport Plan 2006-11 (LTP – South Tyneside Annex)

South Tyneside Transportation Study (2006)



Policy SS3 Improving the Physical Accessibility of South Shields Town Centre and Waterfront

The accessibility of existing and proposed development sites within the South Shields town centre, riverside and foreshore areas will be improved for all modes of travel, giving priority to sustainable travel, by:

- A) improving visual and physical infrastructure links between the riverside, town centre and foreshore/seafront, particularly along the King Street / Ocean Road axis;**
- B) improving pedestrian connections between the King Street and Waterloo Square / Coronation Street primary shopping areas, and with the Metro/bus station interchange, and between the Market Place and the Shields Ferry landing and Customs House on the riverside;**
- C) encouraging improvements at the Metro station and bus stands along Keppel Street and Chapter Row / Church Way;**
- D) improving links between the Arbeia World Heritage Site and the town centre, riverside and foreshore areas;**
- E) creating and improving pedestrian/cycle routes to and alongside the river to facilitate a continuous riverside walkway/cycleway, linking with the town centre and foreshore;**
- F) improving connections between attractions along the length of the foreshore;**
- G) improving traffic movement, circulation and management, including the focusing of road traffic for the town centre and riverside towards main gateways at the Crossgate / Station Road roundabout and at the Station Road / Coronation Street roundabout beside Harton Quay, and with a secondary gateway at the Crossgate / Westoe Road junction outside the Town Hall; and**

[continued ...]



[Policy SS3 continued ...]

H) improving connections and signage between town centre car parks, including improving links between the Coronation Street / Waterloo Square area and rationalised and consolidated provision in the area to the west of Fowler Street (by 2015).

All development proposals should be in accordance with the Council’s adopted car and cycle parking standards. The level of car parking provision should be sufficient to serve the needs of the town centre without adversely impacting on the viability of public transport or other sustainable travel initiatives.

3.2 Connections between the town centre, riverside and foreshore need to be improved, both physically and visually. It is not clearly obvious to people in the town centre and arriving by public transport at the Metro station and bus interchange how close and easy it is to get to the riverside or seafront. We want to open up views along the linear King Street / Ocean Road axis direct from river to sea, by creating visual links and through the construction of landmark buildings and structures at key destination points. This should be supported by signage improvements to facilitate an easy and legible route between the cross-Tyne Shields Ferry landing and Market Place, through the town centre’s principal pedestrianised shopping area, to the foreshore and seafront. We also need to improve connections within each of these key areas, connecting along the lengths of the riverfront and foreshore. The new retail developments in the town centre also need to be well-connected with the primary shopping frontages of King Street, as well as the Metro station and bus interchange. We are examining the potential for a heritage ‘road train’ or ‘people mover’ to operate along King Street /Ocean Road and along the length of the foreshore. The Customs House theatre, cinema and arts centre on the riverside also needs to be better integrated into the town centre by creating clear and easy pedestrian/cycle routes. Similarly, linkages with Arbeia Roman Fort need to be significantly improved, to enable South Tyneside to make the most of the historic and tourism potential of this key endpoint of the Hadrian’s Wall World Heritage Site.

3.3 The potential for comprehensive and coordinated redevelopment of significant riverside sites provides a not-to-be-missed opportunity to open up public access to the riverside, particularly around the Customs House and Shields Ferry landing. Where possible, existing promenades should be connected to create a continuous riverfront walkway/cycleway and public spaces. Harton Quay (Harton Staithes), Middle Docks (Holborn) and Market Dock also act as key gateway points to the town centre from the River Tyne, and it is essential that these major riverside redevelopment sites are well-connected to the town centre by pedestrian, cycle and public transport links to ensure that they are sustainable. There is also a need to improve access and the quality of the public realm throughout the length of the foreshore, connecting key focal points of attraction.



- 3.4 The town centre's primary shopping area is already being re-orientated further towards the Market Place end of town, as a consequence of the Coronation Street and Waterloo Square retail developments and the proposed relocation of the Asda superstore from Ocean Road. It is therefore proposed that the Station Road / Coronation Street roundabout becomes the primary arrival point for the town centre and riverside. This will help to deliver visitors to the locations that offer the best opportunity to maximise footfall along the King Street primary shopping frontages whilst also supporting the more edge-of-centre retail areas. It will also provide clear legibility and a gateway point to the riverside at Harton Quay (Harton Staithes). Improvements to this roundabout will be likely to require some land-take from that part of the proposed redevelopment site at Station Road / Commercial Road below the retaining wall.
- 3.5 There are over 1,000 on and off-street public parking spaces in the town centre area, plus further parking areas throughout the foreshore area. We need to ensure that there is an appropriate balance between providing enough car parking for the town centre to be a viable place for attracting business and shoppers, but also that there is not too much provision which could dissuade people from choosing public transport, cycling or walking
- 3.6 Creating clear and easy linkages between the car parks at Coronation Street and Waterloo Square and those in the Charlotte Street area to the west of Fowler Street would improve traffic circulation, whilst making it easier for visitors to get between parking areas and to find parking spaces. To this end, we will examine the potential for opening up a disused bridge link under the Metro line. There is also an opportunity to consolidate and rationalise car parking provision in the area to the west of Fowler Street as part of more comprehensive mixed-use redevelopment – the street pattern and fragmented layout of car parks and other plots of land in this area should not be seen as sacrosanct, having the potential for radical reorganisation.
- 3.7 All development proposals will need to provide parking in accordance with Core Strategy Policy A1 and the Council's adopted parking standards (these are currently set out in the Unitary Development Plan, but will be revised in a new Supplementary Planning Document). Transport Assessments or Statements may also be necessary to assess traffic movements associated with proposed major redevelopment sites, including taking into account the implications for air quality and noise pollution. Sustainable travel plans may also be required (also to be detailed in a Supplementary Planning Document).

Delivering Economic Growth & Prosperity

- 4.1 We want to ensure that South Shields is an attractive and competitive place for business and commerce to locate, and a desirable place to work. As the principal town centre in the Borough, we want to maximise the opportunities for inward investment, and create employment and training opportunities, whilst also protecting the town’s existing industrial and commercial areas.

LDF Core Strategy Policies: ST1, ST2, E1, SC2

AAP Policies: SS1, SS2, SS3, SS5, SS7, SS8, SS11, SS12, SS14

Local Development Documents:

- LDD4 Development Control Policies
- SPD1 Sustainable Construction and Development
- SPD2* Urban Design
- SPD5* Planning Obligations & Agreements
- SPD8* South Shields Riverside Regeneration Area

South Tyneside Urban Capacity Study (2006)

‘Edge-of-Centre’ - PPS6 Definition:

For office development, locations outside the defined town centre area, but within 500m of a public transport interchange (including rail and bus stations), and within the urban area, are generally considered to be edge-of-centre locations for the purposes of the sequential approach.

Use Classes Order:

- A2 Financial and Professional – financial services (banks, building societies); professional services (estate agents, employment agencies; but not health or medical services); other services (betting shops) – principally where services are provided to visiting members of the public.
- B1 Business – offices not within Use Class A2; research and development (laboratories, studios); light industry.
- B2 General Industrial (not within Use Class B1).
- C2 Residential Institutions – residential education and training centres; hospitals, nursing homes.

PREFERRED OPTION: Policy SS4 Economic Development Opportunities in South Shields

The economic growth and prosperity of South Shields will be promoted by:

- A) protecting and enabling the enhancement of the role of the Wapping Street area on the riverside for maritime-related uses;**
- B) enabling the development of a hub for creative industries in the town;**
- C) allocating the following priority and reserve sites for high quality office-based business and commercial developments (Use Classes as specified), where appropriate as part of a mixed-use development scheme[#]:**
 - Priority sites:**
 - i) multi-storey car park on Mile End Road (approx.0.2ha) (by 2016) (A2, B1)**
 - ii) vacant land at Market Dock North (approx.0.9ha) (by 2010) (B1)**
 - iii) the Riverside Regeneration area[#] (by 2021) (B1, B2, C2)**
 - Harton Staithes (approx.12,000sqm)
 - Holborn (approx.14,000sqm)
 - Windmill Hill (approx.20,000sqm)
 - High Shields (approx.24,000sqm)
 - iv) land to the west of Fowler Street[#] (by 2015) (A2, B1, B2)**
 - v) Central Library and adjacent car park[#] (by 2016) (A2, B1)**
 - Reserve sites:**
 - vi) land at Station Road / Commercial Road[#] (by 2021) (B1)**
 - vii) vacant land to the rear of the Tedco II business centre (approx.0.7ha) (by 2021) (B1, B2)**
- D) encouraging office-based business and commercial development opportunities on other unallocated accessible edge-of-centre sites on the riverside where there are no suitable town centre sites available, and provided that they do not adversely affect the general character, function, vitality and viability of the town centre.**

[continued ...]

[Policy SS4 continued ...]

Proposals for mixed-use developments should be in accordance with Policy SS2 and other site allocations within this Area Action Plan, as shown on the Proposals Map inset, and any relevant site development briefs or masterplans, particularly the phasing of any residential components in accordance with Policy SS11.



- 4.2 To assist in meeting the regeneration and employment land allocation requirements of Core Strategy Policy E1 and the Regional Spatial Strategy, Policy SS4 will be applied primarily to business uses (Class B1) and, where appropriate within the defined town centre, financial and professional services (Class A2). General industrial use (Class B2) may also be appropriate where it would not adversely impact on the amenity of neighbouring uses. The Council recognises that there is a limited supply of sites in the town centre for high quality office-based developments and that such developments would deliver positive regeneration benefits within the Riverside Regeneration area. For these reasons, the Riverside Regeneration area sites have been allocated for mixed-use including Class B1 uses. In line with the guidance contained in paragraph 3.13 of PPS6, office developments proposed on those sites allocated under Policy SS4 will not be subject to sequential testing. However, the Council will apply sequential testing to other office proposals, falling within both Classes A2 and B1, which come forward on unallocated sites.
- 4.3 We are keen to promote South Shields as a location for creative industries, such as arts, crafts and the media. Other commercial, employment-creating activities will be considered as part of mixed-use schemes in accordance with other policies in this document, as well as development control and design standards. Major new retail developments will not be permitted on these sites, although an element of ancillary retailing, leisure and entertainment uses, could form a part of a mixed-use scheme. However, these must be in accordance other policies in this document, be accessible to the primary shopping area, and not adversely affect the vitality or viability of the town centre. Similarly, any residential components of mixed-use schemes should conform with our RSS housing allocations (Policy SS11 and Core Strategy Policy SC3), phasing any dwelling completions from April 2011 onwards – note that this does not prevent on-site preparation (including any necessary decontamination and reclamation works), infrastructure or other components of a mixed-use scheme coming forward beforehand.
- 4.4 Outline planning permission is already in place for the redevelopment of the site of the demolished former multi-storey car park in the town centre for 4,645sqm (50,000sqft) of offices. Planning permission has also been granted, and construction is underway, for a 2,118sqm (22,800sqft) riverside business campus development of high quality office accommodation (170-280sqm (1,800-3,000sqft) units) at Market Dock North (sites A and B at Long Row adjacent to the Captain's Wharf residential development). Proposals for a major residential-led mixed-



use riverside development scheme at the Middle Docks site (Holborn), incorporating some 'live-work' units and office/studio space for small businesses, will be developed as part of the Riverside Regeneration area.

- 4.5 South Shields riverside presents the first image of South Tyneside for many visitors, including those arriving by ferry from the continent. Large tracts of derelict, vacant and underused land and buildings remain along the South Shields section of the River Tyne following the decline of heavy industries associated with shipbuilding and coal mining. They offer a major regeneration opportunity, with the potential for the coordinated consolidation and reclamation of this land to bring forward a more integrated, high quality, flagship redevelopment of the riverfront that can really raise the profile of the Borough. The Council is currently undertaking a large-scale land assembly programme as part of the detailed masterplanning of the riverside area, focusing on residential and business uses. This could see the construction of in the region of 70,000sqm (750,000sqft) of new office and commercial floorspace. Development of land at McNulty's Quay (Windmill Hill), following the rationalisation of offshore operations on this site, should be designed to serve as a buffer zone between the more industrial riverside and port-related activities and other neighbouring areas and proposed mixed-use redevelopment sites alongside the river, such as for maritime heritage, education and training centre facilities, possibly linked with the adjacent port at Tyne Dock.
- 4.6 In the Wapping Street area, major redevelopment for alternative uses would be likely to increase traffic levels. This would necessitate significant infrastructure improvements, particularly in terms of the junction layout. We therefore wish to support the retention of the existing mix of uses – including traditional small-scale commercial operations, a small marina, and South Tyneside College's marine training centre. However, the role of this area could be developed further as a maritime heritage quarter and associated activities that builds upon current marine uses, such as the marine college. Environmental improvements are nevertheless encouraged in this area, together with enabling the continuation of the riverside walkway.
- 4.7 The proposed development of a new public library building in the Market Place would also allow for the potential redevelopment of the existing Central Library site and adjacent car parks – the current library site would only become available for alternative development upon its relocation. The area to the west of Fowler Street is currently characterised by a fragmented mix of Council-owned car parks, vacant land and premises, and less appropriate town centre uses. It presents the opportunity for comprehensive redevelopment of this area of the town for a mix of office, commercial, retailing, leisure and residential uses, together with revised public parking provision.

Tourism and Cultural Attractions

- 4.8 As well as offering a variety of cultural attractions for local people, South Shields town centre and waterfront is the Borough's premier tourist destination. The seaside location, together with features such as Arbeia Roman Fort which is part of the Hadrian's Wall World Heritage Site, draws thousands of visitors to the area every year. We want to build upon the tourism opportunities provided by the spectacular coastal scenery and its natural landscape and historic character.

LDF Core Strategy Policies:

ST1, ST2, E1, SC1, SC2, EA1, EA2, EA4

AAP Policies:

SS1, SS2, SS3, SS4, SS6, SS7, SS8, SS9, SS11, SS12, SS13, SS14

Local Development Documents:

LDD4 Development Control Policies
 SPD1 Sustainable Construction and Development
 SPD2* Urban Design
 SPD8* South Shields Riverside Regeneration Area

Catch the Spirit: South Tyneside Local Cultural Strategy (2003-2008)

Hadrian's Wall World Heritage Site Management Plan

Good Practice Guide on Planning for Tourism



Policy SS5 Tourism and Culture in South Shields

A diverse range of cultural and tourism attractions will be promoted and encouraged by:

- A) developing a new, high quality public library for the town centre, where appropriate as part of a mixed-use development scheme[#] (by 2016);**
 - B) enabling the expansion of facilities, including the provision of associated studio spaces, at the Customs House theatre and arts centre at Mill Dam on the riverside[#] (by 2016);**
 - C) enabling the enhancement and expansion of visitor centre and museum facilities at, and in association with, Arbeia Roman Fort (by 2016); and**
 - D) enabling the development of new seafront attractions and the expansion of existing facilities along the foreshore, where they will enhance its special character and role as a major all-year-round leisure and visitor attraction, focusing primarily on:**
 - i) enabling the mixed-use redevelopment of land at Pier Parade[#] to provide all-weather tourist and leisure facilities and a new focus for the foreshore (by 2011);**
 - ii) improving the quality of amusement facilities at Ocean Beach Pleasure Park, together with environmental improvements designed to also improve the setting of the Volunteer Life Brigade Watch House on South Pier (by 2011);**
 - iii) enabling the provision of a permanent stage for outdoor events in Bents Park (by 2011); and**
 - iv) enabling the redevelopment of the south foreshore area at Gypsies Green[#] for a mix of tourism and recreational sports and leisure-related uses (by 2011);**
- whilst having regard to the need to maintain important visual links with the beaches and seascape.**

[continued ...]



[Policy SS5 continued ...]

Proposals for mixed-use developments should be in accordance with Policies SS2 and SS13 and other site allocations within this Area Action Plan, as shown on the Proposals Map inset, and Policy 16 of the Regional Spatial Strategy.



- 4.9 There is a need to provide a new modern public library in the town to enable the enhancement and expansion of its facilities. A new multi-use building could have the potential to house the library together with a new tourist information centre (relocated from South Shields Museum) and customer service areas, ancillary café/retail and learning spaces. We are currently seeking to attract funding for this key development project, which could form part of a major mixed-use development scheme, such as on the Wouldhave House site in the Market Place.
- 4.10 The Customs House theatre and arts centre is one of our leading cultural assets, providing a focus for creative and performing arts in the Borough. It also houses the town's only cinema space. We want to enable the Customs House to strengthen its creative base (theatre, dance and performing arts) with supporting studio space, in accordance with criterion A) of Policy SS4, whilst also considering the potential for progressively divesting some of its non-core activities, such as the cinema and gallery space.
- 4.11 Arbeia Roman Fort has huge tourism potential as part of the Hadrian's Wall World Heritage Site. Proposals are being put together for the development of a new and improved visitor centre and museum facility, linking across to North Marine Park at Lawe Top. This would also help to improve linkages between this somewhat hidden and under-promoted historic attraction and the nearby foreshore area, integrate it better with the seafront tourism offer, and thereby give it a greater prominence, in accordance with the aims of Core Strategy Policy EA3.
- 4.12 We also need to diversify the range, as well as improve the quality, of visitor attractions available on the foreshore, taking advantage of development opportunities whilst retaining its traditional seaside character and safeguarding its visual quality, in accordance with Core Strategy Policy EA2. We consider that the Pier Parade site (as opposed to Gypsies Green for example) is the most appropriate location for such a facility, it being the foreshore's key focal point at the opposite end of the 'dumbbell' that links it directly along the town centre's main King Street / Ocean Road axis to the riverside's key strategic site at Harton Quay. We want to see the development of a major tourism and leisure-based attraction in this location that would serve as a major anchor for the foreshore at the eastern end of Ocean Road (refer also to Policy SS9), and which would include a landmark building or structure that would provide a visual link to help draw people through from the town centre to the seafront. Any development of the Pier Parade site should take into consideration the need to incorporate provision for, or otherwise enable the relocation of, existing premises within the site, particularly to ensure the provision of suitable accommodation for the Westovian Theatre. The potential inclusion of a museum facility (for

example, relating to South Shields’ sea rescue and maritime heritage) within any such mixed-use development of the Pier Parade site would also be supported.

- 4.13 We also want to encourage environmental quality enhancements to the public realm around the fairground and promenade, taking into consideration measures that would also assist in improving the setting of the Volunteer Life Brigade’s Grade II Listed Watch House on South Pier. It should be noted, however, that access along the whole length of the South Pier will continue to be restricted during winter months (October to March) to avoid disturbance of the internationally important bird species (ie. purple sandpiper and turnstone) which roost along and around the pier, which is an important area of the Northumbria Coast SPA.
- 4.14 The quality of entertainment facilities on the foreshore will also be enhanced by the provision of a permanent stage in Bents Park (see also Policy SS10). This would replace the temporary stage that is erected and then dismantled each Summer for the outdoor concerts of the festival season. The permanent stage would still play host to outdoor events. It is not anticipated that provision will be made to use this facility for festivals or events at other times of the year. Any proposals to do so will be controlled and managed to avoid adverse impacts on any European Sites. In particular, detailed issues concerning the timing of its construction and the dates, times and ways it can operate will need to be dealt with at the planning application stage. Applicants will be required to demonstrate that there would be no disturbance to migratory and wintering purple sandpiper or turnstone populations and that the requirements of the Habitats Regulations 1994, as amended, are met. This would also be achieved by applying the tests set out in Policy SS13.

LDF Core Strategy Policies: ST1, ST2, SC1

AAP Policies: SS1, SS2, SS3, SS5, SS11, SS14

Local Development Documents:

- LDD4 Development Control Policies
- SPD1 Sustainable Construction and Development
- SPD2* Urban Design
- SPD6* Parking Standards
- SPD8* South Shields Riverside Regeneration Area

Good Practice Guide on Planning for Tourism

Use Classes Order:

- C1 Hotels, guest houses and boarding houses (where ‘no significant element of care is provided’).

Policy SS6 Tourist and Visitor Accommodation in South Shields

The provision of a range of tourist and visitor accommodation in the South Shields town centre, riverside and waterfront areas will be promoted and encouraged by:

- A) considering the incorporation of new and expanded high quality hotel provision within mixed-use development schemes[#] in the following locations:**
 - i) within the designated Riverside Regeneration area[#];**
 - ii) on the foreshore at Pier Parade[#], together with holiday accommodation; and**
 - iii) on the south foreshore at Gypsies Green[#].**

[continued ...]

[Policy SS6 continued ...]

B) within the Lawe Top and Beach Road areas, only permitting applications for the provision of, or change of use to, guest houses and boarding houses in the following locations:

- i) Ocean Road (north side – odd numbers 55-125);**
- ii) Lawe Road (numbers 3-15 inclusive and the South Haven apartments);**
- iii) Beach Road (north side – odd numbers 61-119); and**
- iv) Sea View Terrace (no.33);**

where sufficient off-road parking spaces are provided in accordance with the adopted parking standards, together with space for waste bin storage, in the rear yard; and

C) elsewhere within the Lawe Top and Beach Road areas, only permitting changes of use to guest houses and boarding houses, where they would not adversely affect residential amenity.

Proposals for mixed-use developments should be in accordance with Policy SS2 and other site allocations within this Area Action Plan, as shown on the Proposals Map inset.



4.15 It is important to improve the range of tourist and holiday accommodation in the South Shields town centre, riverside and foreshore areas. The major regeneration proposals for the riverside area in particular are likely to create demand for high quality hotel accommodation to serve the business and conference market – studies have shown that any conference centre provision should ideally be as part of a hotel development. The proposed mixed-use development of the Riverside Regeneration area has been identified as being potentially suitable for new hotel development, with a hotel provisionally planned at Harton Staithes. We have also marketed the potential for development of a quality hotel on part of the Gypsies Green stadium site on the seafront at the south foreshore. It is intended that the balance of the site that is not required for development or associated car parking will be returned to informal recreational use as part of the coastal Leas. A development brief has been prepared to guide the development of this site. Any development on this site should be designed so as to minimise any potential negative impacts on wildlife (especially the adjacent Durham Coast SSSI – see Policy SS13) and open space of the adjacent coastal dunes and the undeveloped Coastal Leas to the south of the site. We would also consider the further enhancement of hotel facilities, together with the provision of holiday apartments, as part of proposals for a mixed-use tourism and leisure-based redevelopment at the focal Pier Parade site, where they would be in close proximity to the principal areas of activity of both the foreshore and the town centre.

- 4.16 Within the Lawe Top and Beach Road areas, we want to control the further creation of guest houses and similar low-cost hotel accommodation (such as boarding houses). The aim of these criteria is to minimise any potentially adverse impacts on the neighbouring residential amenity, particularly where these areas have a predominance of single family homes. Proposals for changes of use to Houses in Multiple Occupation (HMO – eg. bedsits and large student houses) can also create problems for surrounding residential amenity, and these are addressed through Borough-wide development control policies.

Delivering Sustainable Communities

5.1 South Shields town centre is the Borough’s principal market town, and cultural, entertainment, leisure and administrative centre. It is also one of the main commercial centres in Tyne & Wear and the regional hierarchy of shopping centres. We want to maintain and enhance its vitality and viability as an attractive place for everyone to live, work and visit for shopping, culture and leisure. We also want to attract further investment, both from retailers and other businesses, that will increase its visitor attraction as a destination of choice.

LDF Core Strategy Policies: ST1, ST2, SC1, SC2

AAP Policies: SS1, SS2, SS3, SS4, SS5, SS8, SS9, SS11

Local Development Documents:

LDD4 Development Control Policies
 SPD1 Sustainable Construction and Development
 SPD2* Urban Design
 SPD5* Planning Obligations & Agreements
 SPD6* Parking Standards

Retailing & Shopping Patterns in South Tyneside 2001
 South Tyneside Retail Health and Capacity Study
 2006-2026

PPS6 Definitions:

Town Centre – defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.

Primary Shopping Area – defined area where retail development is concentrated, generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage.

‘Edge-of-Centre’ – i) For retail purposes, a location that is well connected to, and within easy walking distance (ie. up to 300m) of, the primary shopping area;
 ii) For all other main town centre uses (except offices), this is likely to be within 300m of the town centre boundary.

Policy SS7 Retailing Opportunities in South Shields Town Centre

South Shields town centre will be maintained and enhanced as the primary retail and commercial centre in South Tyneside. We will promote and encourage proposals that broaden the range of shopping opportunities and improve the vitality and viability of the town centre, maintain a sustainable retail environment, and improve its image as a high quality location to invest in.

We will manage the growth of the town centre, whilst consolidating the pattern and distribution of shopping facilities, by:

- A) within the defined town centre area, concentrating retail development within the designated primary shopping area, as shown on the Proposals Map inset, and bringing vacant sites and upper floors back into viable use;**
- B) within the primary shopping area, encouraging retail growth, focused within the designated primary frontages, as shown on the Proposals Map inset;**
- C) within the primary frontages in and around King Street and Waterloo Square, maintaining a high proportion of no less than 85% of properties in Use Class A1 retail shop use and enabling the amalgamation of retail units to facilitate larger, modern stores. Proposals for the change of use of ground floor retail shop premises will only be permitted where they would not:**
 - i) adversely affect the vitality or viability of the primary shopping area; or**
 - ii) lead to an over-concentration of non-retail shop uses in any particular block of buildings or length of street; or**
 - iii) result in the loss of a prominent retail unit(s) to non-retail uses within, or at the gateway of, the primary shopping frontages;**

[continued ...]

Use Classes Order:

- A1 Shops – retail sale of goods to the public (shops, post offices, travel agencies, ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners, sandwich bars (sandwiches or other cold food purchased and consumed off the premises), internet cafés).
- A2 Financial and Professional – financial services (banks, building societies); professional services (estate agents, employment agencies; but not health or medical services); other services (betting shops) – principally where services are provided to visiting members of the public.
- A3 Restaurants and Cafés – use for sale of food for consumption on the premises (excludes internet cafés).
- A4 Drinking Establishments – use as a public house, wine bar or other drinking establishment.
- A5 Hot Food Takeaways – use for the sale of hot food for consumption off the premises.

Convenience Goods – everyday items (eg. food, drinks, groceries; newspapers/magazines (not books), confectionery, tobacco, alcohol; cosmetics, toiletries, medicines, cleaning materials).

Durable/Comparison Goods – electrical goods (eg. TV, video, radio, hi-fi, computers; domestic appliances, power tools; CDs/DVDs, records, cassettes, videos; etc.); furniture, carpets and floor coverings; DIY and gardening goods (eg. hardware, tools (not power tools), ironmongery; garden tools, plants; wallpaper, paint; etc.); and other consumer durable goods (eg. clothing, footwear; household textiles, soft furnishings, glassware, china, cutlery; books, toys; animals and pets; cars and cycle maintenance goods, sports, recreational and camping equipment).

Bulky Goods – bulky electrical goods, furniture, carpets and floor coverings, bulky DIY and garden goods, motor vehicle and cycle goods. [NB. Does not include small items which, as part of the store's operation, are sold in bulk.]

[Policy SS7 continued ...]

- D) within the secondary frontages of the primary shopping area, such as the Market Place, Ocean Road and Fowler Street, encouraging the upgrading of property frontages with associated environmental improvements, and providing opportunities for a greater diversity of retail and non-retail uses, where they would not adversely impact on the existing character, function and vitality of the street or surrounding environment;**
- E) allocating sites for new retail-based developments in the following locations, to provide up to a maximum 500sqm net additional convenience shopping floorspace, and 23,000sqm net additional comparison shopping floorspace (including up to a maximum 12,000sqm net additional bulky goods shopping floorspace), where appropriate as part of a mixed-use development scheme[#]:**
- within the primary shopping area for convenience and comparison goods shopping:
 - i) Ocean Road[#] – re-use of the Asda superstore for non-food retail, or for smaller-scale convenience retailing up to 1,115sqm gross floorspace (by 2011);
 - ii) Coronation Street[#] – for a new 5,574sqm gross food-based superstore (by 2008);
 - iii) the Barrington Street area[#] (by 2010); and
 - iv) Market Square – redevelopment of the Wouldhave House offices[#] (by 2016).
 - outside the primary shopping area for comparison (bulky) goods shopping only:
 - v) Central Library and adjacent car park[#] (by 2016);
 - vi) land to the west of Fowler Street[#] (by 2015); and
 - vii) site of the gasholder at Oyston Street[#] as a longer-term option;
- F) in edge-of-centre locations outside the primary shopping area, such as at Station Road, limiting the sale of goods at existing and proposed retail warehouses to bulky goods – the sale of other goods will only be permitted where they genuinely form an ancillary part of the primary function of the store.**

[#] Proposals for mixed-use developments should be in accordance with Policy SS2 and other site allocations within this Area Action Plan, as shown on the Proposals Map inset.

- 5.2 The retail health of South Shields town centre is reasonably good. Its busy shopping centre has relatively low vacancy levels, and competitive rental levels and retail property yields within the primary shopping frontages in particular. The bustling market is a key attraction, drawing visitors to the town from across the Borough and



beyond. However, there are significant levels of expenditure leakage from the Borough for comparison goods shopping. There is also a public perception that there has been a decline in the range of shopping choice. We want to maintain and build upon the existing vitality, and maximise the opportunities to enhance the retail offer in the town. This will help to attract more quality retailers to invest in developing a wide variety of new stores that provide a shopping experience to meet the needs of everyone, and that attracts more visitors back into South Shields and claws back some of the trade leakage.

5.3 We have the capacity to significantly enhance South Tyneside’s retail offer in the non-food durable/comparison sector (see definitions in the margin). As the Borough’s principal shopping centre, our strategy is to focus the majority of this regeneration potential within South Shields town centre, where it is the most sustainable and accessible for everyone. This approach is in accordance with the development plan strategy and local retail hierarchy set out in Core Strategy Policy SC2, as well as regional and national policy. Nevertheless, we recognise that new developments need to be complemented by improvements to existing shopping streets. We will therefore encourage proposals that enable the creation of larger shop units that meet better meet modern-day retail needs, particularly within the primary frontages along King Street, through redevelopment or amalgamation of units. We also want to encourage areas of new small-scale, specialist ‘niche’-market shops, and to revive secondary frontages like Fowler Street and Ocean Road with a diversity of retail-based uses (ie. Use Classes A1, A2, A3, A4 and A5) where appropriate. We will regularly monitor the retail capacity for new shopping developments. In particular, our updated retail study suggests a longer-term potential (to 2026) to accommodate perhaps an additional 2,000sqm of food-based convenience floorspace in South Shields town centre over and above the limited capacity set out in Core Strategy Policy SC2.

5.4 The high proportion of shop uses within the primary shopping frontages (currently 89% Use Class A1 in King Street) is a clear indicator of the success in retail trade in South Shields town centre. However, there are pressures for the change of use of shops to non-retail uses, throughout the primary shopping area and wider town centre. Cumulative changes of use can lead to concentrations of non-retail shop uses or gradually erode away the retail shop function on the edges of the primary frontages (eg. at the Ocean Road / Mile End Road junction where there is already a variety of uses such as banks and public houses). Such increases in non-retail shop uses, particularly where they involve the change of use of prominent retail units (such as properties with large retail frontages or those at key gateway points) within the primary frontages, can have an adverse impact on the shopping environment. We want to maintain the strength of the town’s retail sector, and the vitality of the shopping environment in the main shopping streets. This policy seeks to retain the predominantly retail character and function of the town’s shopping streets in accordance with the hierarchy of primary and secondary frontages within the primary shopping area, and the rest of the town centre. The high proportion of retail shop uses within the primary frontages should not be seen as reason to support the permitting of non-retail shop uses within these streets. This policy also, therefore, discourages proposals that would lead to the loss of any shop units within the



primary frontages from retail shop uses, particularly where changes of use would lead to, or intensify, an over-concentration of non-retail shop uses within the primary shopping area. This can sometimes lead to the creation of undesirable lengths of 'dead', inactive frontages during the daytime.

- 5.5 We also need to ensure that retail warehouse developments and other such bulky goods outlets located on the edge-of-the town centre do not adversely impact on the viability and vitality of town centre shops. There are currently only 3 retail warehouses in South Tyneside, all located in the Station Road area on the edge of South Shields town centre. Whilst we need to reduce the level of bulky goods trade leakage from the Borough, we will continue to make use of planning conditions, obligations and other agreements to limit their business to the sale of bulky goods and genuinely ancillary products.
- 5.6 Additionally, the land to the west of Fowler Street may be appropriate for new bulky goods retailing provision. The area of fragmented land uses between the Metro line and Fowler Street has the potential for comprehensive mixed-use development which could include some retailing. The site of the Central Library building and car park is also considered to be appropriate for some retailing once the library has been relocated, which could include bulky goods retailing. In addition, there may be potential for similar redevelopment of the Saville Street car park opposite the library, although this would be subject to ensuring that adequate public parking provision is maintained in this part of the town centre. In the longer-term, the gasholder site at Oyston Street adjacent to the Coronation Street site may also be appropriate for bulky goods retailing. Whilst currently still operational, if it were to be decommissioned in the future, the site could become available for alternative complementary development.
- 5.7 The major redevelopment of a 3.6ha area at Coronation Street and Waterloo Square has already seen the construction of 4 modern non-food shop outlets (67,792sqft gross including mezzanine floors) that have widened the quality retail offer of South Shields. The scheme will also bring construction of a new 5,574sqm (60,000sqft) gross Asda superstore (this is already accounted for in the assessment of the identified remaining convenience capacity), together with associated improvements to town centre car parking provision. The associated permission linked to the relocation of Asda from their split-level Ocean Road store provides for a variety of potential alternative retail, leisure and entertainment uses on the latter site. However, food-based convenience uses can only take up a maximum 1,115sqm (12,000sqft) gross floorspace of the re-used building or site. Nevertheless, given that the town centre's primary shopping area has tended to move away from this end of the town more towards the Market Place in recent years, this site may now be more appropriate for entertainment and leisure uses (see Policy SS9 below). Public town centre car parking provision should ideally be retained as part of any redevelopment of this site.



- 5.8 Other retail development opportunities include the potential for redevelopment of office blocks at the south-west corner of the Market Place for new retail provision. This again reflects the re-orientation of the town's primary shopping area further towards the Market Place end of town, as a consequence of the Coronation Street and Waterloo Square retail developments and the proposed relocation of the Asda superstore from Ocean Road. Similarly, there is also the potential for phased redevelopment of the area around Barrington Street for a mix of retailing and office space, linking King Street and the new Waterloo Square and Coronation Street retail area.

Entertainment and Leisure Attractions and Community Facilities

- 5.9 South Shields town centre, together with the foreshore area, provides the focus for entertainment and commercial leisure in the Borough. We want to ensure that it continues to provide a popular and sustainable location for a wide variety of diverse attractions and other community facilities that meet the needs of residents and visitors alike.

LDF Core Strategy Policies: ST1, ST2, SC1, SC2

AAP Policies: SS1, SS2, SS3, SS5, SS7, SS9

Local Development Documents:

- LDD4 Development Control Policies
- SPD1 Sustainable Construction and Development
- SPD2* Urban Design
- SPD5* Planning Obligations & Agreements
- SPD8* South Shields Riverside Regeneration Area

South Tyneside Council Policy Statement: The Licensing Act 2003

South Shields Town Centre Evening and Night-time Economy (2005)

Use Classes Order:

- A3 Restaurants & Cafés – use for sale of food for consumption on the premises (excludes internet cafés).
- A4 Drinking Establishments – use as a public house, wine bar or other drinking establishment.
- A5 Hot Food Takeaways – use for the sale of hot food for consumption off the premises.

[* Amusement arcades and nightclubs are unclassified.]

Policy SS8 Evening and Night-time Economy in South Shields

The diversification of evening and night-time economy attractions that enhance the vitality of South Shields will be promoted and managed by:

- A) supporting the extension of opening hours within the town centre later into the evenings;**
- B) promoting a street café culture in the town centre's pedestrianised areas, and in public realm spaces along the riverside and foreshore, together with the provision of new restaurants (Class A3), bars (Class A4) and other licensed premises in the area around the Market Place and the designated Riverside Regeneration area[#] as shown on the Proposals Map inset; and**
- C) supporting the establishment of licensed premises, as well as hot-food takeaways (Class A5), in accordance with the Licensing Authority's designated Special Policy Area in the Ocean Road and Mile End Road area of the town centre, as shown on the Proposals Map inset;**

where the Council considers that they would not have any adverse impacts upon the local environment or residential amenity, or the viability of established uses.

- 5.10 In accordance with Core Strategy Policy SC2, we want to diversify the town's leisure and entertainment uses to make them more attractive to a wider range of people beyond just the drinking culture. This will enhance vitality

throughout the day for the benefit of everyone. Extending the opening times of shops and other public facilities would help to bridge the period between traditional shop closing times and when the town's thriving pub and club scene gets going. South Shields is famed locally for its extensive Asian restaurant culture, whilst the Ocean Road area is also the focal area for drinking establishments within the town. However, many premises tend to be closed with shutters down during the daytime. We want to encourage restaurants and licensed premises to open earlier in the day, which would help to reduce the extent of 'dead' frontages during daytime hours. The creation of street cafés (as encouraged through the Council's pavement café scheme) and other similar activities can also have a positive effect on the vitality of the street scene, both during the daytime and evening. We want to encourage the development of new cafés and restaurants in the Market Place, together with high quality pubs and bars within the Riverside Regeneration area, where they would complement the redevelopment and public realm schemes on the riverside. The site at the Station Road / Commercial Road junction is considered to be potentially suitable for a restaurant in landmark building at this key gateway site to the town centre and riverside, as an alternative to offices. Proposals for new café facilities in the Harbour Drive area of the foreshore will need to take into consideration the likely need for future realignment of the sea walls, as set out in Policy SS14.

- 5.11 The Council has adopted a policy statement on licensing, which establishes a 'special policy area' within the town centre around the western end of Ocean Road and southern part of Mile End Road. It seeks to address the cumulative impact of the significant number of licensed premises concentrated in this part of the town centre, with a presumption to check and restrict any further growth in nightclubs, pubs and bars, and any other premises where the sale of alcohol for consumption is the main or predominant activity. We want to manage and control the growth of new licensed premises, so that they would not result in an inappropriate increase in such premises in this entertainment quarter of the town and adversely impact on local environmental and residential amenity (eg. nuisance from noise, air quality and odour pollution, and delivery problems).

LDF Core Strategy Policies: ST1, ST2, SC1, SC2

AAP Policies: SS1, SS2, SS3, SS5, SS6, SS7, SS8, SS10, SS13, SS14

Local Development Documents:

LDD4 Development Control Policies
 SPD1 Sustainable Construction and Development
 SPD2* Urban Design
 SPD5* Planning Obligations & Agreements
 SPD6* Parking Standards
 SPD8* South Shields Riverside Regeneration Area

South Tyneside Sport & Physical Recreation Strategy*

Policy SS9 Entertainment, Leisure and Community Facilities Opportunities in South Shields

The provision and enhancement of a range of quality entertainment, commercial leisure and indoor sports facilities, and other social and community facilities will be promoted and encouraged within the South Shields town centre, riverside and foreshore areas.

The following sites are considered appropriate for major new high quality commercial entertainment and leisure developments, where appropriate as part of a mixed-use development scheme[#]:

- A) Ocean Road[#] – re-use of the Asda superstore (by 2016);**
- B) Central Library and adjacent car park[#];**

[continued ...]

Use Classes Order:

- D1 Non-Residential Institutions – medical and health services, museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls.
- D2 Assembly and Leisure – cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls and casinos, and most other indoor and outdoor sports and leisure uses.

[Policy SS9 continued ...]

- C) Coronation Street[#] – for a swimming pool and sports/leisure centre;**
- D) Oyston Street[#] – redevelopment of the gasholder site;**
- E) land to the west of Fowler Street[#] (by 2015); and**
- F) on the foreshore at Pier Parade[#] (by 2011).**

Opportunities for improving community provision will be created by facilitating the development of:

- G) a replacement registry office on Broughton Road (approx.0.1ha) (by 2011); and**
- H) land adjacent to the Ocean Road Community Centre – for complementary activities (approx.0.1ha) (by 2016).**

Proposals for mixed-use developments should be in accordance with Policy SS2 and other site allocations within this Area Action Plan, as shown on the Proposals Map inset.

Proposals for entertainment, leisure or other community facilities on other sites will only be permitted where they would not adversely impact on the vitality and viability of existing facilities and allocated sites within the designated town centre as shown on the Proposals Map inset.



5.12 There is a demand for better cinema provision in South Shields town centre. South Tyneside’s only multiplex facility is at Boldon Colliery in the south of the Borough. Whilst the Customs House on the riverside is currently home to a small cinema facility, it is somewhat separated from the rest of the town’s entertainment and night-life in the Ocean Road area. The operators have also suggested that they would consider the potential for divesting themselves of this element of their operation to enable them to further develop their own expansion plans focused around the creative arts. The proposed relocation of the Asda superstore from their Ocean Road store presents the opportunity for the re-use or redevelopment of this prominent gateway site in the heart of the town’s thriving entertainment quarter to attract a more modern cinema facility for the town. Entertainment or leisure uses would be permissible under the current planning permission, and the preference is for it to be re-used/redeveloped for a new multiplex cinema with complementary restaurants, cafés and bars. Any redevelopment proposals for this site should seek to create a landmark building that is of high quality and design, and that offers active frontages to the street scene.

5.13 We want to encourage the development of a much-needed new indoor sports and leisure centre in the town centre, in accordance with Core Strategy Policy SC2. South Tyneside’s main sports centre and leisure pool at Temple Park, about a mile to the south of South Shields town centre, is not an accessible location for everyone,



whilst our only public 'laned' swimming pool is in the west of the Borough between Hebburn and Jarrow. Outline planning permission was granted for a Council-run swimming pool with 'dry-side' sports and leisure facilities as part of the Coronation Street redevelopment scheme in the town centre, although bids for Sports Lottery funding were unsuccessful, and the site is currently being used for a town centre car park. However, there is still a high demand for providing a swimming pool in the centre of the town where it is most accessible to everyone. The Coronation Street site remains an available option, whilst alternative locations might be in the area to the west of Fowler Street, or as an option for the re-use of the existing Asda site on Ocean Road. There is also a high public desirability for developing a range of longer-stay tourist attractions integrated with shopping centres and leisure facilities. The adjacent gasholder site at Oyston Street would offer the opportunity for complementary expansion of the Coronation Street site. Whilst currently still operational, if it were to be decommissioned in the future, the site could become available for alternative development, which could include leisure facilities.

- 5.14 We also want to enable the expansion of facilities at the Ocean Road Community Centre, and it may be possible to develop the vacant adjacent plot of land to provide an extension for complementary activities. Planning permission is already in place for a replacement Registry Office on Broughton Road adjacent to the proposed housing development on the site of the former Bolingbroke Street sports hall.
- 5.15 We are seeking to redevelop the Pier Parade site on the foreshore to provide an all-seasons, leisure-based tourist attraction to meet public demands (refer also to Policy SS5). This site is preferred as being of higher priority to the alternative of Gypsies Green in the south foreshore area for major tourism and leisure development on the foreshore. It is considered to be a key location, both in terms of being central to the foreshore area, as well as being an 'anchor' at the eastern end of Ocean Road. The design of any development in this location should therefore also serve as a visual landmark to help draw people along the King Street / Ocean Road axis from the town centre to the foreshore. Leisure-based development in this location would complement the attractions of the Ocean Beach Pleasure Park on the seafront itself, which provides amusement arcades and a ten-pin bowling alley as well as traditional fairground facilities. Proposals could include a variety of supporting uses such as café and small-scale seaside-related retail facilities.

LDF Core Strategy Policies:

ST1, ST2, SC1, SC6, EA1, EA2, EA3, EA5

AAP Policies:

SS1, SS3, SS5, SS7, SS9, SS12, SS13, SS14

Local Development Documents:

LDD4 Development Control Policies
 SPD1 Sustainable Construction and Development
 SPD2* Urban Design
 SPD3* South Tyneside Open Space Strategy
 SPD5* Planning Obligations & Agreements
 SPD8* South Shields Riverside Regeneration Area

**Policy SS10 Recreational Opportunities in South Shields**

The quality of the public realm and the provision of publicly-accessible recreational open spaces throughout the South Shields town centre, riverside and foreshore areas will be improved by:

- A) requiring riverside developments to facilitate the integrated creation of public realm spaces along the river frontage as part of a continuous riverfront walkway/cycleway;**
- B) requiring mixed-used developments within the town centre and riverside areas to include high quality landscaping with a variety of public open spaces, in accordance with our adopted standards;**
- C) protecting and enhancing the recreational open spaces and playing fields in the foreshore area, in accordance with our adopted standards and other proposals in this Area Action Plan;**
- D) supporting proposals for the restoration and enhancement of the designated historic parks – North Marine Park, South Marine Park and Bents Park – including the provision and improvement of associated visitor facilities (by 2008);**
- E) encouraging proposals that maintain and enhance the recreational viability of the seafront beaches;**
- F) creating a sheltered watersports area at Littlehaven by enhancing existing facilities in the area to better cater for current demand, including the provision of an improved or additional public launch ramp (by 2021); and**
- G) supporting proposals for other outdoor sport, recreation and leisure uses and ancillary development associated with the River Tyne and coastal area, where they do not compromise the safety and operation of commercial river-related uses or other recreational pursuits, or adversely impact on the natural and built assets of the area.**

Proposals will only be approved where they incorporate appropriate measures to ensure that their construction and operation would not adversely impact on the integrity of designated nature conservation sites in accordance with Policy SS13.

- 5.16 We want to ensure that South Shields has an environment that is attractive for everyone in which to live, work and visit and enjoy. The beaches, coastal parks and open spaces along the foreshore are popular for local residents and tourists alike, providing a wide range of sport, recreation, leisure and entertainment attractions. Sandhaven beach is a designated bathing beach, and together with Littlehaven beach is therefore important for



its tourism economy and recreational value. The sheltered harbour and coastal area also attract a variety of water-based recreational pursuits. We want to make the most of the recreational opportunities provided in the foreshore area, whilst ensuring the compatibility of the various forms of recreation and other uses that contribute to the attraction of South Shields as a visitor and tourist destination for everyone.

- 5.17 The three main coastal parks – North Marine Park, South Marine Park and Bents Park – have recently been designated as Historic Parks. A successful bid for Heritage Lottery Funding is currently helping to restore South Marine Park back to its Victorian splendour. We are looking into the possibility of redeveloping North Marine Park's depot to provide an educational resource centre. We are also putting together proposals for the provision of a permanent events stage in Bents Park and other ancillary tourist and leisure facilities (refer also to Policy SS5).
- 5.18 However, other than St. Hilda's churchyard, there is a relative lack of public open space provision within the rest of the town centre and throughout the riverside corridor. There is a public desirability to open up riverside sites for public access with the creation of green spaces. Therefore, in accordance with Core Strategy Policy SC5, we want to ensure that regeneration schemes take the opportunity to provide a variety of new and improved linked open spaces, for the benefit of both the immediate and wider community, and particularly in those areas where there is a shortage of open space provision.
- 5.19 The harbour and coastal area attract a variety of water-based recreational pursuits, and there is an identified need to improve public launch ramp provision in the Littlehaven area to better meet the current level of demand. Care will be needed in implementing this proposal in order to ensure that additional launches of boats, jet skis and other recreational craft do not adversely impact on the integrity of any European Site. Such matters will be dealt with at the detailed planning application stage. Applicants will be required to demonstrate that adequate measures will be taken to restrict the access of recreational craft during those months when populations of internationally important populations of purple sandpiper and turnstone are present in and around nearby coastal areas, including the South Pier and the Black Middens. Measures to achieve this could, for example, include the installation of a more sophisticated barrier that would be capable of restricting the numbers and types of craft and the times of the year when they could gain access. Planning conditions will also be used to ensure that these birds are not disturbed by any construction work involved.

Sustainable Housing Provision

- 5.20 South Shields has a diverse residential community. We want to ensure the continued sustainability of these existing residential areas whilst providing opportunities for attracting new residents to the town.

LDF Core Strategy Policies:

ST1, ST2, SC1, SC2, SC3, SC4

AAP Policies:

SS1, SS2, SS3, SS4, SS6, SS7, SS9, SS10, SS14

Local Development Documents:

LDD4 Development Control Policies
 SPD1 Sustainable Construction and Development
 SPD2* Urban Design
 SPD4* Affordable Housing
 SPD5* Planning Obligations & Agreements
 SPD8* South Shields Riverside Regeneration Area

South Tyneside Urban Capacity Study (2006)

South Tyneside Housing Market (Needs) Review (2004)

Use Classes Order:

C3 Dwelling Houses

Housing Densities:

Core Strategy Policy SC3 applies indicative site densities based on accessibility zones as used in the Urban Capacity Study:

- average 50 dwellings per hectare on sites within 400m of a town or other main shopping centre or Metro station;
- average 40 dwellings per hectare on sites between 400-800m of a town or other main shopping centre or Metro station;
- average 30 dwellings per hectare on sites beyond 800m of a town or other main shopping centre or Metro station.

Policy SS11 Living in South Shields

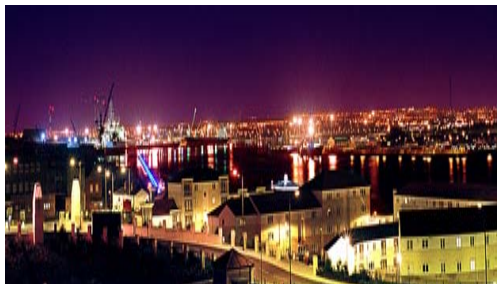
We will promote the provision of a sustainable mix and choice of housing in the South Shields town centre and riverside areas that meets the needs of everyone. Improvements to the quality of residential areas in the town will be encouraged, including proposals for the restoration of existing properties, bringing upper floors of premises back into viable use, and the reclamation and regeneration of disused sites.

We will manage the release of the following sites for residential development, as shown on the Proposals Map inset, to bring forward net additional housing completions phased to the following RSS plan periods, where appropriate as part of a mixed-use development scheme#:

- A) 2004-2011 – no need to allocate any further housing land to meet RSS allocations beyond existing commitments [Sub-total = approx.106 net additional dwellings]:**
- i) site of former industrial units at Charlotte Street#** - 24 dwellings
 - ii) site of former bus depot at Lady’s Walk/Mile End Road** - 49 dwellings
 - iii) site of former church at St. Aidan’s Road/Baring Street** - 9 dwellings
 - iv) site of former Bolingbroke sports hall** - 24 dwellings
- B) 2011-2016 priority sites [Sub-total = approx.640 net additional dwellings]:**
- i) land to the west of Fowler Street#** - approx.40 dwellings
 - ii) the designated Riverside Regeneration area#** - approx.600 dwellings
 - Harton Staithes (approx.100 dwellings / approx.8,500sqm)
 - Holborn (approx.500 dwellings / approx.61,000sqm)
- C) 2011-2016 reserve and 2016-2021 priority sites [Sub-total = approx.520 net additional dwellings]:**
- i) the designated Riverside Regeneration area#** - approx.450 dwellings
 - Windmill Hill (approx.100 dwellings / approx.9,000sqm)
 - High Shields (approx.350 dwellings / approx.26,000sqm)
 - ii) land at River Drive#** - approx.70 dwellings

Proposals for mixed-use developments should be in accordance with Policy SS2¹ and other site allocations within this Area Action Plan, as shown on the Proposals Map inset, and any relevant site development briefs or masterplans. Particular regard should be given to the provision of integral areas of public open space in accordance with Policy SS10.

[continued ...]



[Policy SS11 continued ...]

All proposals should take into consideration the identified housing needs of the area, focusing primarily on providing 2-bed starter and 3-bedroomed family homes; semi-detached and terraced houses and bungalows and upper-floor flats; for owner-occupation. Proposals should also include provision for affordable housing that contributes substantially to meeting the identified need for at least 359 additional affordable homes in the South Shields area in accordance with Core Strategy Policy SC4.

[* - see also paragraphs 2.6-2.12 above.]

- 5.21 In accordance with Core Strategy Policies SC3 and SC4, this policy seeks to ensure the regeneration of existing residential areas in the town, together with the development of new housing in line with the Borough's RSS allocations, so that provision genuinely meets local needs.
- 5.22 This policy cites indicative site capacity figures as derived from our Urban Capacity Study methodology and the emerging masterplanning for the Riverside Regeneration area or, in the case of those current commitments, the permitted number of dwellings. Our Urban Capacity Study provides indicative housing capacity figures based on a density multipliers approach, and applies these to zones of accessibility, together with appropriate discounting to reflect good urban design and site layout considerations. In the case of the identified mixed-use redevelopment areas, the location and mix of uses within these areas will be set out in relevant masterplan or site development brief documents, with view to creating sustainable communities.
- 5.23 The Urban Capacity Study identifies that the sites at Lady's Walk/Mile End Road and at the former St. Aidan's church are, or could be, viable for redevelopment within the next 5 years, whilst other sites are likely to become viable in the longer term over the subsequent 6-15 years. Both of these sites have now been granted planning permission, as reflected in this policy, albeit at higher densities than the capacity yields suggested by the Urban Capacity Study's indicative density rates.
- 5.24 Planning permission is also already in place for the construction of 24 apartments on the Charlotte Street site adjacent to the Ashley Timber premises, such that the potential for residential redevelopment of these neighbouring sites would be considered to be appropriate in principle. These all form part of the wider area to the west of Fowler Street, which is identified for potential comprehensive redevelopment for a mix of uses. Hence, the policy cites a general indicative allocation for that wider area as derived from the Urban Capacity Study, pending the development of a masterplan and further assessment of the land requirements for parking and highways/circulation functions in the light of the recommendations of the Council's Transportation Study.



An artist's impression of the redeveloped Harton Staithes



Within the extensive Riverside Regeneration area, the indicative site capacity figures suggest that the four 'neighbourhoods' that lie within the AAP area could realise some 1,050 new homes. The potential area of the SAFT factory site at River Drive, between the South Tyneside College marine training centre and the Littlehaven housing development, would probably also require significant transport infrastructure improvements. Residential redevelopment of the site would provide the longer-term opportunity for the better integration of this area with the adjacent Littlehaven housing site, coupled with enhancements to accessibility.

- 5.25 In South Tyneside we already have more than enough planning permissions for housing developments to meet the Borough's full allocation in the submission draft Regional Spatial Strategy (RSS) for net additional dwelling completions up to 2011. We therefore have no need to allocate any further sites for housing development before 2011. Lower priority sites will therefore be held back in accordance with the plan, monitor and manage approach to ensure that the RSS allocations are generally followed for each phase of the plan period. However, the Council has adopted an Interim Planning Policy Statement on Residential Development to help manage the release of land for housing in accordance with PPS3, the allocations in Core Strategy Policy SC3 and the Regional Spatial Strategy. Amongst other things, this makes provision for new housing developments to come forward in the South Shields Riverside area and South Shields town centre where economic, social and environmental benefits would significantly outweigh the potential harm associated with exceeding housing requirement figures. The Council intends to carry forward provisions of this Interim Planning Policy Statement into the forthcoming Development Control Policies document. Copies of the Interim Planning Policy Statement are available at the Council's offices and on the Council's website. Permission may also be granted for schemes where housing completions are phased post-2011, but site preparation/remediation and infrastructure works could commence before this date.



- 5.26 The Urban Capacity Study also identifies other sites across the rest of the South Shields and Urban Fringe Housing Market Area that are, or could be, viable (ie. available and achievable) for potential development within the next 5 years. We have subsequently reviewed the suitability of these potential sites for housing development and to determine their overall deliverability in accordance with PPS3 requirements, as well as carrying out a Sustainability Appraisal of each site. These sites, together with our schedule of planning permissions, provide the baseline for the Borough's housing land availability. We have allocated in this policy all of the potentially viable previously-developed sites identified in the study within this AAP area, before developing more suburban sites (which is set out in the emerging Site-Specific Allocations document to cover the full 15-year housing land supply required for the Housing Market Area). This is in accordance with the LDF's overall spatial strategy. The redevelopment of sites in this area is generally considered to be of higher priority than those elsewhere in the Housing Market Area in meeting the Borough's regeneration objectives.



An artist's impression for the Riverside Regeneration area

5.27 The study also estimates the potential for other housing development opportunities across the Borough as a whole, such as through the conversion of commercial buildings, the creation of flats above shops, the re-use of empty dwellings and the subdivision of larger dwellings. Whilst some such opportunities are likely to be realised within the South Shields area, adding to the site-based capacity, these cannot be specifically identified and allocated at this stage, and are likely to arise as 'windfall' developments. We particularly want to encourage the re-use of disused or underused buildings where beneficial and economically viable to do so, whilst taking into account likely residential amenity from established surrounding uses (eg. noise and air quality issues).

5.28 Taking into account current commitments, together with the potential developments in the Riverside Regeneration area and at River Drive, these could increase the indicative yield capacity of sites in this AAP area to some 1,300 dwellings. The way that these new homes are phased to come forward takes account of:

- the 'plan, monitor and manage' approach to the release of sites in accordance with the Core Strategy housing allocations for the Borough's Housing Market Areas in each of the RSS plan periods, which are set in relation to where the Borough's identified housing needs are;
- the prioritisation of the regeneration of the town centres and riverside corridor;
- the likely longer duration needed for more extensive site remediation works on former heavy industrial sites on the riverside;
- the potential extent of housing land identified as being potentially suitable and available in the South Shields and Urban Fringe Housing Market Area, both within and beyond the AAP area;
- the potential extent of non-site-based dwelling opportunities across the Borough as a whole, of which some will be likely to arise within the South Shields town centre and riverside area as 'windfall' developments;
- the potential for higher densities than the indicative capacity suggested by the Urban Capacity Study, particularly in the light of the recent proposals – ie. allowing for an element of flexibility in the indicative site capacities; and
- dwelling completions within the mixed-use Riverside Regeneration area that are likely to be phased over the longer period from 2011-2021.



5.29 All of the allocated sites in this policy would be 'brownfield' land. However, given the shortage of recreational open spaces within the town centre and riverside areas, the masterplanning of the land to the west of Fowler Street and in the Riverside Regeneration area should seek to incorporate new areas of high quality, landscaped public open space in accordance with Policy SS10.

5.30 It is essential that both new and existing housing meet people's needs and aspirations. We must ensure that housing meets the aspirations of new residents attracted to live in the town by new higher quality employment-generating uses, as well as providing for the needs of existing residents. We will therefore encourage proposals

that enable the investment in and revitalisation of existing residential areas, as well as in providing new housing. This will ensure that housing in South Shields genuinely meets the identified needs set out in Core Strategy Policy SC4. For example, our housing needs assessment identifies a particular need at the present time for both starter homes and family housing provision (ie. 2 and 3-bedroomed properties are most in demand) in the South Shields parts of the wider South Shields and Urban Fringe Housing Market Area. There is also some demand for above-ground-floor apartment flats, but again these should seek to provide for both first-time buyers and the family market.

- 5.31 The study also identifies a need for at least 359 affordable homes in the South Shields part of the Borough over the five year period 2004-2009, representing about a quarter of the additional housing requirement in this sub-area. We will monitor and review the Borough's housing needs in the light of the emerging Tyne & Wear Housing Market Assessment and sub-regional Housing Strategy.

Capitalising on our Environmental Assets

6.1 The South Shields peninsula area possesses many natural and historic assets that we need to protect and preserve. We want to ensure that we build upon the opportunities presented by the Arbeia World Heritage Site and the riverside and seafront settings, whilst maintaining and enhancing the distinctive character and heritage of the historic townscape and natural coastal landscape.

LDF Core Strategy Policies:
ST1, ST2, SC1, EA1, EA2, EA3, EA4

AAP Policies: SS1, SS2, SS5, SS10, SS13, SS14

Local Development Documents:
LDD4 Development Control Policies
SPD1 Sustainable Construction and Development
SPD2* Urban Design
SPD19* Mill Dam Conservation Area Management Plan
SPD20* Mariner's Cottages Conservation Area Management Plan

Catch the Spirit: South Tyneside Local Cultural Strategy (2003-2008)

Hadrian's Wall World Heritage Site Management Plan 2008-2012



Policy SS12 Protecting the Built Environment Assets of South Shields

The built environment assets of the South Shields town centre, riverside and foreshore areas will be protected, together with their settings. We will promote and encourage schemes and proposals that protect, preserve and enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of the designated sites and settings of:

- A) the Scheduled Ancient Monument of Arbeia Roman Fort and Vicus as part of the universally-important Hadrian's Wall World Heritage Site;**
 - B) the Other Important Archaeological Sites and Monuments of:**
 - i) the South Pier, Lighthouse and Volunteer Life Brigade Watch House; and**
 - ii) the South Groyne as a Listed Building with Archaeological Interest;**
 - C) the Areas of Potential Archaeological Importance of:**
 - i) the wider area in the buffer zone of the World Heritage Site surrounding Arbeia Roman Fort Scheduled Ancient Monument;**
 - ii) the riverside between the Tyne Dock entrance and the South Pier, including Mill Dam and the area around the Old Town Hall in the Market Place;**
 - D) the Conservation Areas of Mill Dam and Mariner's Cottages; and**
 - E) the Historic Parks of North Marine Park, South Marine Park and Bents Park;**
- as shown on the Proposals Map inset.**

6.2 We want to ensure the preservation and conservation of the historic built environment. Development proposals (including for advertising and lighting) therefore need to preserve and respect the area's historic character and appearance, giving consideration to the appropriateness of scale, form, street pattern, materials and detailed design, and other relevant development control policies and guidelines. Similar considerations also apply to listed buildings and other buildings acknowledged locally as being of architectural quality or historic significance.



LDF Core Strategy Policies:
ST1, ST2, SC1, EA1, EA2, EA3, EA5

AAP Policies: SS1, SS2, SS3, SS5, SS9, SS10, SS12, SS14

Local Development Documents:
LDD4 Development Control Policies
SPD1 Sustainable Construction and Development
SPD2* Urban Design
SPD3* Open Space Strategy

North East Coast Shoreline Management Plan (2006)
South Tyneside Coastal Management Strategy (2007)
Catch the Spirit: South Tyneside Local Cultural Strategy (2003-2008)



- 6.3 Proposals in relation to Arbeia Roman Fort and its wider setting will also need to take account of the Hadrian's Wall World Heritage Site management plan, as required by Core Strategy Policy EA4. Any development proposals in the River Drive area along the riverside should take into consideration and respect the setting of the World Heritage Site, particularly in terms of the height of buildings.
- 6.4 Environmental quality enhancements to the public realm around the fairground and promenade (see Policy SS5) will also help to improve the setting of the Volunteer Life Brigade's Grade II Listed Watch House on South Pier. A large extent of the archaeological area along South Pier also forms part of the internationally-important coastal Special Protection Area and Ramsar Site (see Policy SS13).

Policy SS13 Protecting the Natural Environment Assets of South Shields

We will seek to protect and enhance the natural environmental assets of the South Shields town centre, riverside and foreshore areas. We will promote and support high quality schemes that enhance nature conservation and management, preserve and restore historic and natural environmental character, and maximise the biodiversity of wildlife habitats.

All proposals for development:

- A) must ensure that any individual or cumulative impacts on the integrity of any European Site within or beyond the Area Action Plan area are avoided; and**
- B) will only be permitted where they would not adversely affect the integrity, natural character, or biodiversity value of:**
 - i) the designated Durham Coast Site of Special Scientific Interest (SSSI) along Sandhaven Beach;**
 - ii) the designated Local Wildlife Site (LWS) of Herd Sand dunes at Sandhaven;**
 - iii) the designated Local Wildlife Site (LWS) of South Marine Park lake;**
 - iv) the wildlife corridors along the North Sea coast and River Tyne; and**
 - v) the coastal parks and open spaces within the designated developed coast along the foreshore, the coastal dunes adjacent to Gypsies Green, or the open spaces of the undeveloped coastal Leas south of Gypsies Green;**

as shown on the Proposals Map inset.

- 6.5 The natural environment of the South Shields town centre, riverside and foreshore areas provides a wide variety of wildlife habitats. South Pier forms part of the wider Northumbria Coast Special Protection Area (SPA) and



Ramsar Site, which are designated for internationally important coastal bird populations. Together with the Durham Coast Special Area of Conservation (SAC) just beyond this AAP area, these sites of European and international importance for biodiversity are afforded statutory protection as set out in PPS9, ODPM Circular 06/2005 and the Habitats Regulations 1994, as amended. Any adverse impacts on the integrity of any such sites arising from the provisions of development plans and proposals would need to be properly addressed under this statutory regime. This policy seeks to give supporting protection from any potentially adverse impacts from development proposals outside the area of this designation. The beach areas to the south of South Pier are also internationally recognised as being important for wading birds, and are protected to a high level as a Site of Special Scientific Interest (SSSI), whilst the riverside further upstream of South Shields is also a valuable wildlife habitat area of inter-tidal mudflats. The Herd Sand dunes, together with the cliffs of the Leas immediately beyond the AAP boundary, are also protected nationally for biodiversity and geodiversity interest. The beaches are a popular and important resource for recreation and the Borough's tourism economy.

- 6.6 We want to ensure that all environmental assets are preserved and enhanced wherever possible, in accordance with Core Strategy Policy EA3. Development proposals should therefore respect and be sustainable with the local natural environment, both within and beyond immediate site boundaries, particularly in terms of ensuring that visual links with the river, beaches and seascape are maintained. The cumulative impact of development proposals and enhancements to accessibility also need to be taken into consideration to avoid or appropriately mitigate against any potential adverse impacts on the designated nature conservation areas.
- 6.7 We also recognise that previously-developed 'brownfield' sites, particularly those that have lain vacant for a period of time, often also accrue value as wildlife habitats through natural colonisation. In some cases, 'brownfield' sites can be of greater biodiversity value than some poor quality greenfield sites. Development proposals involving the reclamation of derelict sites should therefore recognise, and protect and preserve where appropriate, the biodiversity potential, and seek to build upon opportunities for further promoting and facilitating new and improved natural wildlife habitats and corridors.
- 6.8 The developed coast and riverside area around South Shields may also have potential as a wind energy resource location. The submission draft Regional Spatial Strategy identifies in Policy 42 'Onshore Wind Development' that South Tyneside would be supported as a 'urban resource area' for small wind farm(s) development. Should any scheme arise in the future proposing the erection of wind turbines, it should not only ensure that the structural and historic integrity of structures such as the sea defences are maintained (see Policy SS14 below), but also give consideration to issues of minimising adverse impacts on visual amenity, of noise disturbance, and on roosting and feeding birds and their flight paths. Similarly, any future considerations for offshore wind turbine development (which would require permission from the Crown rather than South Tyneside

Council) should also avoid any potential adverse impact on the harbour’s commercial and economic functions, marine features of archaeological importance, on bird and marine life, or the tourism and recreational function of the foreshore beaches and bathing waters.

LDF Core Strategy Policies:

ST1, ST2, SC1, EA1, EA2, EA3, EA5

AAP Policies:

SS1, SS2, SS5, SS10, SS12, SS13

Local Development Documents:

LDD4 Development Control Policies
 SPD2* Urban Design
 SPD5* Planning Obligations & Agreements
 SPD8* South Shields Riverside Regeneration Area

Tyne & Wear Strategic Flood Risk Assessment (2006)

North East Coast Shoreline Management Plan (2006)

South Tyneside Coastal Management Strategy (2007)

North East Coast Shoreline Management Plan (SMP2)

Policy Zone 1: River Tyne to Frenchman’s Bay

- 1A South Groyne – hold defence (through to 2105);
- 1B Littlehaven – realign sea wall by 2025, and then maintain realignment thereafter (through to 2105);
- 1C South Pier – hold defence (through to 2105);
- 1D Sandhaven (North) – maintain dunes up to 2055, and then allow space for dunes to move back 2055-2105;
- 1E Sandhaven (South) – maintain dunes up to 2025, and then allow space for dunes to move back 2025-2105.

Policy SS14 Protecting South Shields from Coastal and River Flooding

We will seek to protect the South Shields town centre, riverside and foreshore areas from coastal and river flooding and erosion by:

- A) managing and minimising the risks associated with flooding and natural erosion by the sea in the designated developed coast and foreshore area, in accordance with the Council’s Coastal Management Strategy and Shoreline Management Plan, including promoting and implementing schemes to maintain and strengthen the structural stability and improve the protection provided at:**
 - i) the South Groyne and South Pier harbour walls;**
 - ii) Littlehaven Beach, together with the realignment of the sea wall defences, promenade and car parks along Harbour Drive (by 2025); and**
 - iii) Sandhaven Beach and the Herd Sand dunes, and the promenade; and**
- B) only permitting development proposals along the riverside and coast where they are not at risk from flooding and do not increase the risk of flooding to other areas. Full flood risk assessments will be required with any application for sites which are shown to be at risk from flooding. If measures are to be incorporated to protect water frontages and promenade areas, they must be designed so as to have no detrimental impact on the site or neighbouring sites, and do not detract from the natural or built environment whilst avoiding any impact on the integrity of the European designated sites identified in Policy SS13.**

- 6.9 Much of the land that forms the South Shields peninsula actually represents part of the natural historic estuary of the River Tyne, and has been reclaimed from the sea and saltmarsh since Roman times. The man-made promenade, harbour and sea wall defences form nearly 3 kilometres of the Borough’s shoreline.
- 6.10 The harbour’s South Groyne and South Pier are vital structures for the operation of the Port of Tyne – the Port of Tyne Authority are responsible for their maintenance. These structures also act as essential control structures for the popular Littlehaven and Sandhaven beaches and their backshore areas, as well as protecting and

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.

preserving valuable inter-tidal saltmarsh habitats further upstream in the River Tyne. The South Groyne also helps to protect the Littlehaven Hotel on the headland from tidal surge flooding.

- 6.11 However, the defended frontage along the promenade is at risk of erosion, whilst there is considered to be an ongoing risk of failure of defence structures at Harbour Drive. The Council's Coastal Management Strategy recommends that the height of these stone structures may need to be reassessed against predicted sea level rises. The likely need to realign the sea wall in the harbour over the next 20 years (and ideally in the next few years if possible), to create a more natural cove or bay back towards Harbour Drive, will inevitably have significant implications for the car parks and any development proposals in the area behind it. The line of any new sea wall will, to a large extent, determine what and where future development can take place in this part of the foreshore. Any future works should therefore include provision for preventing overtopping by waves, calculations in relation to sea level rise, and flood prevention measures.
- 6.12 The Sandhaven dunes, together with those behind the promenade at Gypsies Green, are a semi-natural flood defence structure, benefiting from lime grass planting to encourage their stability, and they also serve as a valuable wildlife and recreational resource. Sandhaven beach is backed by the promenade. We need to ensure that any development proposals in this area of the foreshore provide for adequate flood protection. In accordance with the Shoreline Management Plan, development proposals should take into consideration the potential need to progressively move the dunes further back over the next 25-50 years, to create a more natural flood barrier in front of the fairground, and also take into consideration the likely longer-term need to relocate the fairground itself (between 2055-2105). There is also a tarmaced 'donkey path' across Sandhaven beach, which is used for donkey rides, as well as enabling disabled people to get out to the waters edge in front of the sand dunes. However, this path is also suffering from erosion, and proposals to reinforce and maintain, or otherwise realign it, would be supported where in accordance with the Shoreline Management Plan.
- 6.13 The Environment Agency's flood risk maps also show that without this level of protection, some of the South Shields riverside and foreshore areas, including parts of many potential key regeneration sites, are at risk from flooding. Areas identified to be of high vulnerability to flooding (ie. Zone 3) include the foreshore beaches, and the promenade and car parks along Harbour Drive, as well as some land along the riverside. Flood risk management already provides warnings to high-risk properties, including commercial properties along the River Tyne frontage as well as at Ocean Beach Pleasure Park.
- 6.14 The Council has prepared a Strategic Flood Risk Assessment (SFRA) in partnership with neighbouring authorities to further assess the risks of flooding in accordance with PPS25. This clarifies the extent of the areas at risk from flooding (as shown on the Proposals Map inset), and will enable the Local Planning Authority to adopt a strategic approach to managing the issue of flood risk from a planning perspective. It provides an informed



basis for prioritising the allocation of development sites through the LDF using the sequential approach. It also provides an information base for developers to use when preparing individual site-specific flood risk assessments against which the Local Planning Authority can judge proposals.

- 6.15 We need to ensure that potentially valuable developable land is not sterilised, particularly 'brownfield' regeneration sites along the riverside, by taking into consideration the long-term implications of any development proposals. All site allocations and proposals will need to be assessed against the Strategic Flood Risk Assessment, and the sequential and exception tests set out in PPS25 (as summarised in the margin) – for example, housing developments will only be permissible in the zones of highest risk along the riverside in exceptional circumstances. A provisional assessment of sites allocated through this Area Action Plan suggests that the proposed land uses would be broadly in accordance with the sequential test, and with the exception test also likely to be satisfied where required to do so given the fact that most areas form only a relatively small part of much larger brownfield mixed-use redevelopment sites.
- 6.16 However, whilst recognising these conflicts, there are means of addressing the potential risks. We need to ensure that both our natural and man-made river and coastal defences are adequately managed and maintained, and enhanced where necessary, to minimise the risk of the sea flooding inland across the lower-lying parts of the town centre, riverside and foreshore. Proposals for developments in the riverside and foreshore areas, including within the designated Riverside Regeneration area, will be required to incorporate a full flood risk assessment. The layout of sites in these areas should take into account the higher level of vulnerability to flooding of some parts of the site, and plan according to the permitted types of land uses wherever possible, only relying on the exception test as a last resort. Any flood defence features should also be visually well-designed given the prominence of many of these sites, whilst schemes should also seek to protect and where possible enhance biodiversity. Where necessary, planning obligations will be used to ensure that development schemes along the foreshore and riverside areas incorporate and contribute financially towards coordinated measures to ensure the protection of water frontages and promenade areas.

Annex A: Monitoring and Implementation Framework

A.1 The performance of policies and proposals in this Area Action Plan will be monitored as part of the Local Development Framework's Annual Monitoring Report process, together with a more comprehensive review as standard every 5-years to determine whether the strategy and policies might require any significant modifications through a revision of the Plan. Where relevant, monitoring against the 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 Plan. The need to undertake any such a revision of the Area Action Plan 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.

[NB. Mixed-use development sites are identified under Policy SS2 if not against specific policies]

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
SS1 Strategic Vision for South Shields Town Centre and Waterfront	More detailed policies within this Area Action Plan and in the Development Control Policies DPD	Spatial Planning in liaison with Area Planning, Regeneration and Economic Development	Ongoing	Within existing budgets	See other policies	Not applicable
	Riverside renewal for 'city' living, leisure and workspace	Spatial Planning / Economic Development	2021	Private sector	Riverside sites redeveloped	Part of regular review assessment after 5 years
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS1	<75% would trigger review
SS2 Mixed-Use Development Opportunities in South Shields	More detailed policies within this Area Action Plan	Spatial Planning in liaison with Area Planning, Regeneration and Economic Development	Ongoing	Within existing budgets	(See other policies)	Not applicable

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS2 continued ...)	A i) Asda superstore on Ocean Road – relocation of Asda from current store and redevelopment of store/site	Private sector	2008 / 2016	Private sector	Asda relocation and site redevelopment complete	New site under construction – not required Existing site part of regular review assessment after 5 years
	ii) Central Library and adjacent car park	Private sector	2016	Dependent on the final form of development	Redevelopment complete	Part of regular review assessment after 5 years
	iii) land to the west of Fowler Street	Economic Development in liaison with Spatial Planning	2015	Dependent on the final form of development	Masterplan adoption	Part of regular review assessment after 5 years
	iv) land at Coronation Street - development of new Asda superstore	Private sector	2008	Private sector	Development of 5,574sqm (60,000sqft) superstore complete	Under construction – not required
	v) land at Oyston Street	United Utilities	Longer-term	Private sector	Gasholder decommissioned	Part of regular review assessment after 5 years
	vi) sites in the Barrington Street area	Economic Development in liaison with Spatial Planning	2012	Private sector	Redevelopment complete	Review allocation unless under construction
	vii) Wouldhave House in Market Place - site assembly and development	Economic Development	2016	Private sector	Redevelopment complete	Part of regular review assessment after 5 years

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS2 continued ...)	B i) Riverside Regeneration area	Spatial Planning / Economic Development and ONE North East	2009-21	Private sector	SPD8 adoption 2008/9	Cannot be adopted until AAP is – consultation on revised draft Summer 2008
	ii) land at Station Road / Commercial Road	Economic Development in liaison with Spatial Planning	2016	Private sector	Redevelopment complete	Part of regular review assessment after 5 years
	iii) land at River Drive	Economic Development in liaison with Spatial Planning	2021	Private sector	Redevelopment complete	Part of regular review assessment after 5 years
	C i) Pier Parade – development of an all-weather visitor attraction	Economic Development in liaison with Spatial Planning	2011	Private sector	Pier Parade site development brief early 2006	Issued 2006 Review Foreshore proposals
	ii) south foreshore at Gypsies Green	Economic Development in liaison with Spatial Planning	2011	Private sector	Design brief for marketing 2006/07	Issued 2007 Review Foreshore proposals
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS2	<75% would trigger review
SS3 Improving the Accessibility of South Shields Town Centre and Waterfront	Tyne & Wear Local Transport Plan (LTP)	Transport Futures in liaison with Streetscape and other LTP partners	Ongoing	Within existing budgets	Percentage of permissions complying with LTP	Target = >75% Linked to review of LTP in 2011

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS3 continued ...)	Implement 'People Mover' on-road train linking between the town centre and foreshore	Private sector	2016	Private sector	'People Mover' project implemented	Part of regular review assessment after 5 years
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS3	Target of >75% - plan, monitor manage
SS4 Economic Development Opportunities in South Shields (# see SS2 for mixed-use sites)	Town centre studios/office space for small businesses	Economic Development	2005-09	Private sector	Schemes completed	Linked to review of Regeneration Strategy – plan monitor, manage
	Mile End Road multi-storey car park	Asset Management / Economic Development	2016	Private sector	Development of 4,645sqm (50,000sqft) offices completed	Part of regular review assessment after 5 years
	Market Dock North	Private sector	2010	Private sector	Development of 2,118sqm (22,800sqft) offices completed	Under construction – not needed
	Land to rear of Tedco II business centre	Private sector	2021	Private sector	Redevelopment complete	Part of regular review assessment after 5 years

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS4 continued ...)	Riverside Regeneration area#	Spatial Planning / Economic Development and ONE North East	2008-21	Private sector	Development of approx.70,000sq m of new office/commercial floorspace permitted and completed NB target figures may change as the detailed planning of the area evolves.	Linked to general 5 year review of SPD8
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS4	Target of >75% Plan, monitor, manage
SS5 Tourism and Culture in South Shields (# see SS2 for mixed-use sites)	Public Library development	Economic Development in liaison with Spatial Planning	2016	Decision awaited on funding	New library building completed	Part of regular review assessment after 5 years
	Customs House expansion	Economic Development in liaison with Spatial Planning	2016	Decision awaited on funding	Customs House facilities expanded	Part of regular review assessment after 5 years
	Arbeia Roman Fort visitor centre/museum	Economic Development in liaison with Culture & Leisure	2016	Combination of external funds	Development completed	Part of regular review assessment after 5 years
	Ocean Beach Pleasure Park fairground improvements	Culture & Leisure	2016	Culture & Leisure / Private sector	Improvements completed	Part of regular review assessment after 5 years

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS5 continued ...)	Bents Park stage	Culture & Leisure	2011	Culture & Leisure	Scheme completed	Review of Foreshore proposals
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS5	Target of >75% plan, monitor, manage
SS6 Tourism and Visitor Accommodation in South Shields (# see SS2 for mixed-use sites)	Assessment of major development proposals and guest houses in the Lawe Top and Beach Road areas	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS6	Target of >75% plan, monitor, manage
SS7 Retailing Opportunities in South Shields Town Centre (# see SS2 for mixed-use sites)	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS7 - up to 500sqm net additional convenience floorspace permitted; - up to 23,000sqm net additional comparison floorspace permitted: 2011 - 3,500sqm 2016 - 8,500sqm 2021 - 15,000sqm	<75% would trigger a review

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
SS8 Evening and Night-time Economy in South Shields (# see SS2 for mixed-use sites)	South Shields Special Policy Area	Licensing / Trading Standards and Area Planning	Ongoing	Within existing budgets	Percentage of permissions complying with SS8 and Licensing policy	Target of 75% linked to review of Licensing Policy
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS8	Target of >75% plan, monitor, manage
SS9 Entertainment, Leisure and Community Facilities Opportunities in South Shields (# see SS2 for mixed-use sites)	Gandhi's Temple and Harbour Drive cafés/tea shops	Economic Development	2011 / 2016	Private sector	Developments completed	Review of Foreshore proposals
	Registry Office at Broughton Road	Development Control process and Asset Management	2011	Within existing budgets	Development completed	Under construction – not needed
	Ocean Road Community Centre – extension for complementary facilities	Culture & Leisure in liaison with Regeneration	2016	Culture & Leisure	Development completed	Part of regular review assessment after 5 years
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS9	Target of >75% plan, monitor, manage
SS10 Recreational Opportunities in South Shields (# see SS2 for mixed-use sites)	South Marine Park revitalisation scheme	Culture & Leisure	2006-08	Heritage Lottery Fund	Revitalisation scheme completed	Underway – not needed

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS10 continued ...)	Public launch ramp in River Drive area [#]	Culture & Leisure in liaison with Economic Development	2021	Private sector	Scheme completed	Part of regular review assessment after 5 years
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS10	Target of >75% Reconsider in the light of Open Space Strategy (SPD3) 2009
SS11 Living in South Shields ([#] see SS2 for mixed-use sites)	Sites at Charlotte Street [#] , Lady's Walk and St. Aidan's Road	Development Control process	2011	Within existing budgets	Completions by 2011	Both under construction – not needed
	Site at Bolingbroke Street	Development Control process and Asset Management	2011	Within existing budgets	Completions by 2011	Under construction – not needed
	Riverside Regeneration area [#]	Spatial Planning / Economic Development and ONE North East	2008-21	Private sector	Development of approx.1,050 new dwellings permitted and completed	Linked to general 5 year review of SPD8

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS11 continued ...)	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS11 - location, tenure, type of new housing permissions; - approx.1,300 new dwellings completed: 2004-2011 = approx.106 2011-2016 = approx.640 2016-2021 = approx.520 - proportion of affordable housing achieved	Reviewed in SLAA and SMAA processes Absence of early progress would trigger review Later completions part of general review assessment after 5 years
SS12 Protecting the Built Environment Assets of South Shields	Mill Dam Conservation Area Management Plan	Spatial Planning	2008/09	Within existing budgets	SPD19 adopted	Use already completed Character Appraisal
	Mariner's Cottages Conservation Area Management Plan	Spatial Planning	2008/09	Within existing budgets	SPD20 adopted	Use already completed Character Appraisal
	South Marine Park revitalisation scheme	(see SS10 above)				Not applicable

Policy	Principal Implementation Routes	Who is Mainly Responsible?	By When?	Resource Implications	Target / Indicator	Contingency
(SS12 continued ...)	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS12	Target of >75% plan, monitor manage
SS13 Protecting the Natural Environment Assets of South Shields	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS13	<75% would trigger review Need for site level HRA would protect European species
SS14 Protecting South Shields from Coastal and River Flooding	Shoreline Management Plan (SMP2) – implementation of improvements to flood defence structures	Environmental Health	Ongoing	Dependant on DEFRA grant aid funding	SMP2 adoption 2007	Adopted 2007 – other proposals post 2025
	Realignment of Harbour Drive sea wall	Environmental Health	2025	Dependant on DEFRA grant aid funding	Sea wall realigned by 2025	Part of regular review assessment after 5 years
	Coastal Management Strategy	Environmental Health	Ongoing	Within existing budgets	Strategy adoption 2007	Adopted 2007
	Assessment of major development proposals	Development Control process	Ongoing	Within existing budgets	Percentage of permissions complying with SS14; Percentage of applications granted contrary to Environment Agency advice	Target of >90% Safeguard of need for site level FRA and Environment Agency call-in powers

Annex B: Replacement of Unitary Development Plan Policies

The following 'saved' UDP policies and proposals have been superseded by the policies in this adopted Area Action Plan:

ENV7/3	Mill Dam Conservation Area
ENV18 (B)	The Coastal Zone
ED4/1	Harton Low Staithes, South Shields
ED4/2	Market Dock and Former Brigham and Cowans Yard
H7/1	Conversion to Guest or Boarding House
T6/6 (a)	Pedestrian Access to the Riverside
S4	South Shields Town Centre
S4/1	South Shields Town Centre – Consolidation of Shopping Facilities
S4/2	South Shields Town Centre – Primary Shopping Frontages
S4/3	South Shields Town Centre – Secondary Shopping Streets
S4/5	South Shields Town Centre – Retail Warehouses
S7/4	Ocean Road (East), South Shields

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

Spatial Planning Team, Regulatory Services,
South Tyneside Council, Town Hall and Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL

Telephone: **(0191) 424 7688**

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

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

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