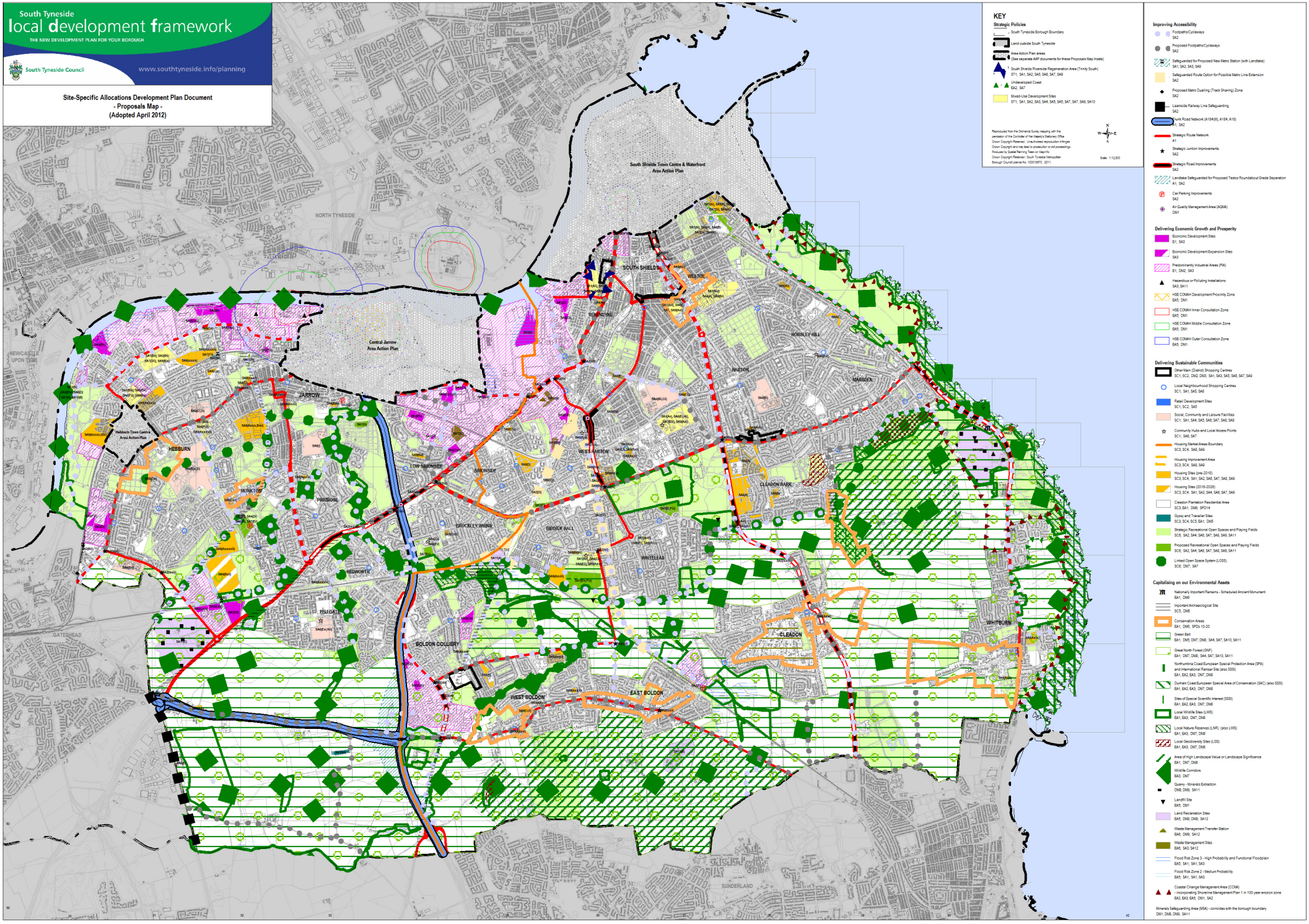
South Tyneside
local development framework
THE NEW DEVELOPMENT PLAN FOR YOUR BOROUGH

South Tyneside Council

www.southtyneside.info/planning

Site-Specific Allocations Development Plan Document
- Proposals Map -
(Adopted April 2012)



KEY

Strategic Policies

- South Tyneside Borough Boundary
- Land outside South Tyneside
- Area Action Plan areas (See separate AAP documents for these Proposals Map Insets)
- South Shields Riverside Regeneration Area (Trinity South) ST1, SA1, SA2, SA5, SA6, SA7, SA9
- Undeveloped Coast SA2, SA7
- Mixed-Use Development Sites ST1, SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA7, SA9, SA10

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Scale: 1:12,500

Improving Accessibility

- Footpaths/Cycleways SA2
- Proposed Footpaths/Cycleways SA2
- Safeguarded for Proposed New Metro Station (with Landtake) SA1, SA2, SA3, SA9
- Safeguarded Route Option for Possible Metro Line Extension SA2
- Proposed Metro Dualling (Track Sharing) Zone SA2
- Leamside Railway Line Safeguarding SA2
- Trunk Road Network (A194(M), A184, A19) A1, SA2
- Strategic Route Network A1
- Strategic Junction Improvements SA2
- Strategic Road Improvements SA2
- Landtake Safeguarded for Proposed Testos Roundabout Grade Separation A1, SA2
- Car Parking Improvements SA2
- Air Quality Management Area (AQMA) DM1

Delivering Economic Growth and Prosperity

- Economic Development Sites E1, SA3
- Economic Development Expansion Sites SA3
- Predominantly Industrial Areas (PIA) E1, DM2, SA3
- Hazardous or Polluting Installations SA3, SA11
- HSE COMAH Development Proximity Zone EA5, DN1
- HSE COMAH Inner Consultation Zone EA5, DN1
- HSE COMAH Middle Consultation Zone EA5, DN1
- HSE COMAH Outer Consultation Zone EA5, DN1

Delivering Sustainable Communities

- Other Main (District) Shopping Centres SC1, SC2, DM2, DM3, SA1, SA3, SA5, SA6, SA7, SA9
- Local Neighbourhood Shopping Centres SC1, SA1, SA5, SA9
- Retail Development Sites SC1, SC2, SA5
- Social, Community and Leisure Facilities SC1, SA1, SA4, SA5, SA6, SA7, SA8, SA9
- Community Hubs and Local Access Points SC1, SA6, SA7
- Housing Market Areas Boundary SC3, SC4, SA8, SA9
- Housing Improvement Area SC3, SC4, SA8, SA9
- Housing Sites (pre-2010) SC3, SC4, SA1, SA2, SA5, SA7, SA8, SA9
- Housing Sites (2010-2025) SC3, SC4, SA1, SA2, SA4, SA5, SA7, SA9
- Cleadon Plantation Residential Area SC3, EA1, DM8, SPD14
- Gypsy and Traveller Sites SC3, SC4, SC5, EA1, DM5
- Strategic Recreational Open Spaces and Playing Fields SC5, SA2, SA4, SA5, SA7, SA8, SA9, SA11
- Proposed Recreational Open Spaces and Playing Fields SC5, SA2, SA4, SA5, SA7, SA8, SA9, SA11
- Linked Open Space System (LOSS) SC5, DM7, SA7

Capitalising on our Environmental Assets

- Nationally Important Remains - Scheduled Ancient Monument EA1, DM5
- Important Archaeological Site SC5, DM6
- Conservation Areas EA1, DM5, SPDs 10-20
- Green Belt EA1, DM3, DM7, DM8, SA4, SA7, SA10, SA11
- Great North Forest (GNF) EA1, DM7, DM8, SA4, SA7, SA10, SA11
- Northumbria Coast European Special Protection Area (SPA) and International Ramsar Site (also SSSI) EA1, EA2, EA3, DM7, DM8
- Durham Coast European Special Area of Conservation (SAC) (also SSSI) EA1, EA2, EA3, DM7, DM8
- Sites of Special Scientific Interest (SSSI) EA1, EA2, EA3, DM7, DM8
- Local Wildlife Sites (LWS) EA1, EA3, DM7, DM8
- Local Nature Reserves (LNR) (also LWS) EA1, EA3, DM7, DM8
- Local Geodiversity Sites (LGS) EA1, EA3, DM7, DM8
- Area of High Landscape Value or Landscape Significance EA1, DM7, DM8
- Wildlife Corridors EA3, DM7
- Quarry - Minerals Extraction DM6, DM9, SA11
- Landfill Site EA5, DN1
- Land Reclamation Sites EA5, DM8, DM9, SA12
- Waste Management Transfer Station EA5, DM9, SA12
- Waste Management Sites EA5, SA3, SA12
- Flood Risk Zone 3 - High Probability and Functional Floodplain EA5, SA1, SA1, SA3
- Flood Risk Zone 2 - Medium Probability EA5, SA1, SA1, SA3
- Coastal Change Management Area (CCMA) - incorporating Shoreline Management Plan 1 in 100 year erosion zone EA2, EA3, EA5, DM1, SA2

Minerals Safeguarding Area (MSA) - coincides with the borough boundary DM1, DM8, DM9, SA11