



South Tyneside Publication draft Local Plan 2023 – 2040

Regulation 19 Consultation



South Tyneside Council

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

South Tyneside's Local Plan



The Local Plan



Consultation and
engagement



Timescales and next
steps



South Tyneside Council

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

What is a Local Plan?

- All Local Planning Authorities have a statutory obligation to develop a Local Plan for their area which meets the future needs of the borough.
- The Local Plan will set the policy framework against which future planning applications will be assessed.
- It will identify where new homes, businesses, shops, and infrastructure can be built over the next 17 years.
- Plan policies will also seek to protect and enhance our important natural and cultural assets, support healthy communities and promote sustainable development.



South Tyneside Council

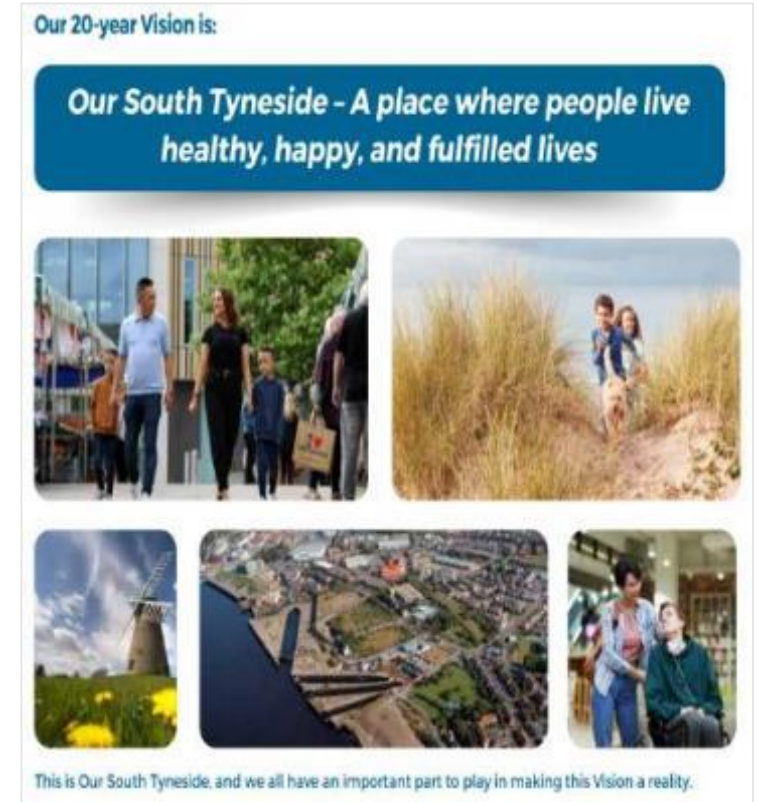


Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Why do we need a Local Plan?

- Existing development plan out of date - planning applications are being determined against out-of-date policies
- Repeatedly failed housing delivery test:
 - 72% delivery
 - 1 of 59 Local Authorities in country less than 75% housing delivery
 - Only authority in the north-east required to use 'presumption'
- < 5-year housing land supply
- Titled balance applied to planning applications
- Borough is vulnerable to speculative development
- Government deadline for adopting a Local Plan under current planning system (31st December 2026)



Key role in assisting the delivery of the South Tyneside Vision and ambitions



South Tyneside Council

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

South Tyneside Local Plan: Regulation-18 Consultation

- Regulation 18 Consultation ran for 8 weeks – **20th June 2022 until 14th August 2022**
- 1886 individual representations received.

What you told us...

- Objection and support for site allocations
- Objection to development on the Green Belt
- Concerns for impact upon heritage, natural environment & wildlife
- Concerns for impact Impacts on infrastructure – health, traffic, sewage, education, pollution
- Objection to housing numbers



South Tyneside Council

The poster features a blue background with a white megaphone held by a hand on the right. A circular inset shows a green field. The text 'South Tyneside Local Plan Have Your Say' is prominently displayed. Below it is a search bar with the URL 'www.southtyneside.gov.uk/localplan'. At the bottom, there is a silhouette of a town skyline, the South Tyneside Council logo, and the slogan 'Spread the word! THIS IS SOUTH TYNESIDE'.

South Tyneside
Local Plan
Have Your Say

Q | [www.southtyneside.gov.uk/
localplan](http://www.southtyneside.gov.uk/localplan)

South Tyneside Council Spread the word! THIS IS SOUTH TYNESIDE

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

National Planning Policy Framework (NPPF)

- A revised NPPF was published on 19th December 2023.
- Paragraph 230 states that the policies in the revised NPPF will apply for the purpose of examining plans, for plans reaching Regulation 19 stage after 19 March 2024.
- The South Tyneside Local Plan will reach Regulation 19 before this deadline.
- The South Tyneside's Publication draft Local Plan has been prepared in accordance with the NPPF as of September 2023.



Regulation 18 Vs Regulation 19: Key Principles

Spatial Strategy

- **Prioritise development in the 'Main Urban Area'** - the towns of South Shields, Hebburn, Jarrow and the Villages.

Meeting our Local Housing Need

- Continues to **meet the housing needs of the borough** as considered through the Regulation-18 draft Local Plan.

Green Belt

- Continues to propose to **amend Green Belt boundaries** to meet out housing need.

This approach gives the greatest opportunity for the council to achieve sustainable growth and contribute to delivering the Councils wider Vision and ambitions.



Regulation 18 Vs Regulation 19: What's Changed

Plan Period

- Plan period has been amended from 2021 – 2039 to 2023 – 2040.

15% Buffer

- **No longer proposes to apply a 15% buffer** to the Local Housing Need figure.

Housing need

- There has been a **reduction in the housing requirement** that we need to plan for over the plan period - 5253
- Now **309 dwellings per annum**, down from 321.

Planning Permission

- A number of sites have been **granted planning permission** since the Regulation 18 consultation



Regulation 18 Vs Regulation 19: What's Changed

As a consequence,

- Our residual housing requirement has fallen
- The number of new homes we need to plan for has decreased from 4471 to 3443.

Therefore...

- the amount of development needed to take place in our Green Belt and open spaces is significantly reduced.
- Reduction from 7% to 5% of Green Belt required for development.



Regulation 18 Vs Regulation 19: What's Changed

Green Belt sites removed from the South Tyneside Publication draft Local Plan

Regulation 18 reference	Site name
GA1	Land south of Cleadon Park
GA2	Land west of Sunnyside Farm
GA5	Former MoD bunkers, medical stores & associated land
GA6	Land south of St John's Terrace and Natley Avenue
GA10	Land at Wellands Farm
GA11	Land west of Cleadon Lane, Whitburn



Regulation 18 Vs Regulation 19: What's Changed

Main Urban Area
sites removed from
the South Tyneside
Publication draft
Local Plan

Regulation 18 reference	Site name
H.8	Land at Bradley Avenue
H.16	Land at Essex Gardens
H.17	Land at Brockley Avenue
H.19	Land at Heathway, Hedworth
H.20	Land at Heathway/Greenlands, Hedworth
H.21	Land at Kings Meadow, Hedworth
H.22	Land at Calf Close Walk
H.23	Land to North and East of Holland Park Drive
H.24	Land at Salcombe Avenue
H.28	Land at Leamside
H.30	Land at Peel Gardens
H.33	Land to North of former day care centre
H.36	Land off Mountbatten Avenue
H.37	Land at Lilac Walk
H.38	The Disco Field, Henley Way
H.39	Open space at Dipe Lane/Avondale Gardens
RG6	Land off Prince Georg Square (former library site)



Regulation 18 Vs Regulation 19: What's Changed

Sites granted
planning permission
and removed from
the South Tyneside
Publication draft
Local Plan

Regulation 18 reference	Site name
H.27	Land at previously Nolan Hall, Concorde Way
H.32	Ashworth Frazer Industrial Estate & Hebburn Community Centre
H.35	Father James Walsh Day Centre, Hedgeley Road
H.40	Land at Cleadon Lane Industrial Estate (resolution to grant)

* Housing numbers from approved sites are accounted for in housing calculations





South Tyneside Publication draft Local Plan: A strategy for sustainable development

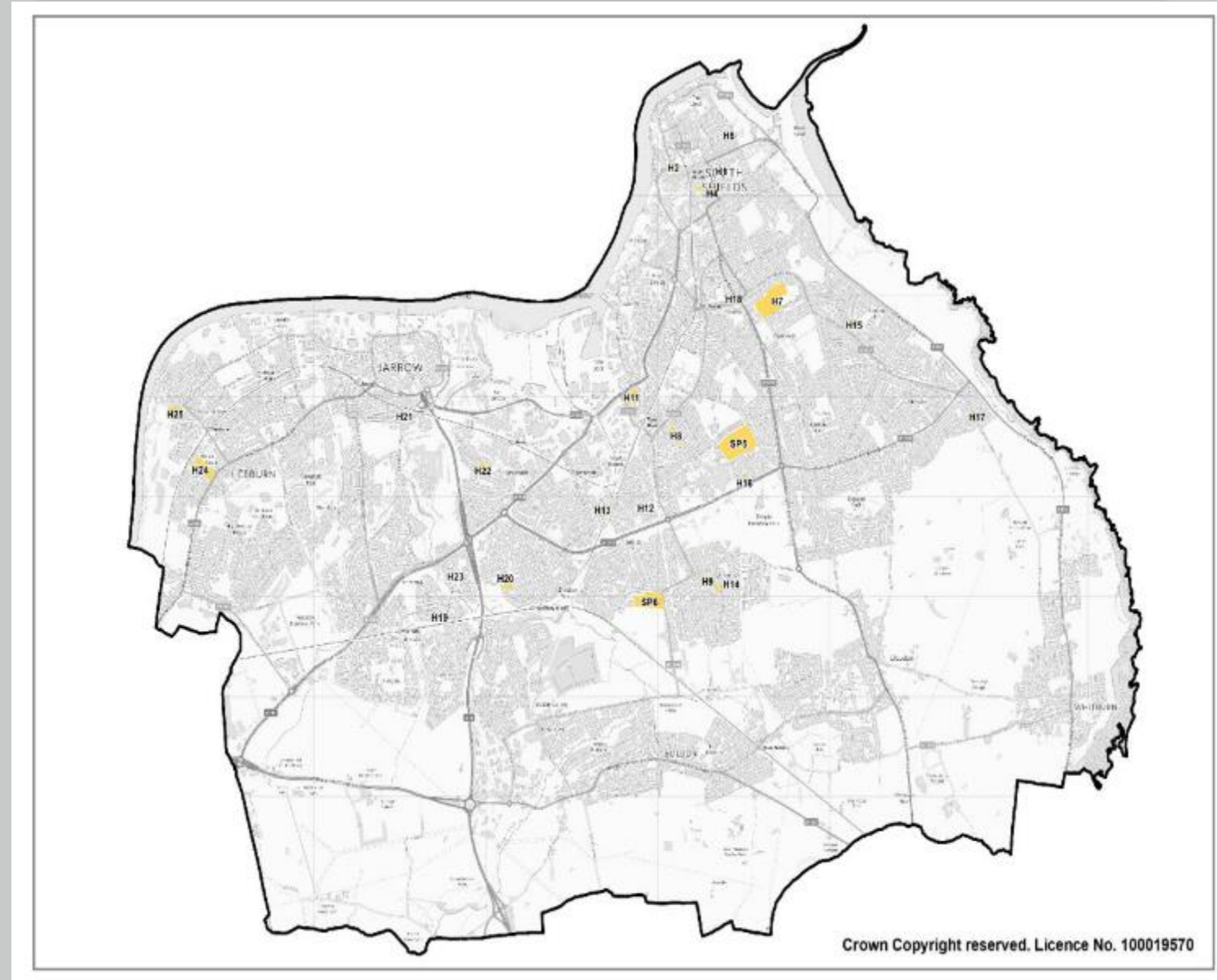
- Reducing our carbon emissions by reducing energy consumption and directing development to sustainable locations.
- Encouraging development on brownfield land
- Ensuring we meet our housing and employment needs including planning for 5253 new homes
- Allocating sites across the borough which meet our needs
- Enhancing the vitality and viability of our centres
- Protecting our assets including our natural and historic environment
- Ensuring that this planned development is supported by sufficient physical, social and environmental infrastructure to meet identified needs.

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Prioritising the Main Urban Area

- Focus development in the Main Urban Area of South Shields, Hebburn and Jarrow
- Allocating 27 sites for approximately 1190 new homes



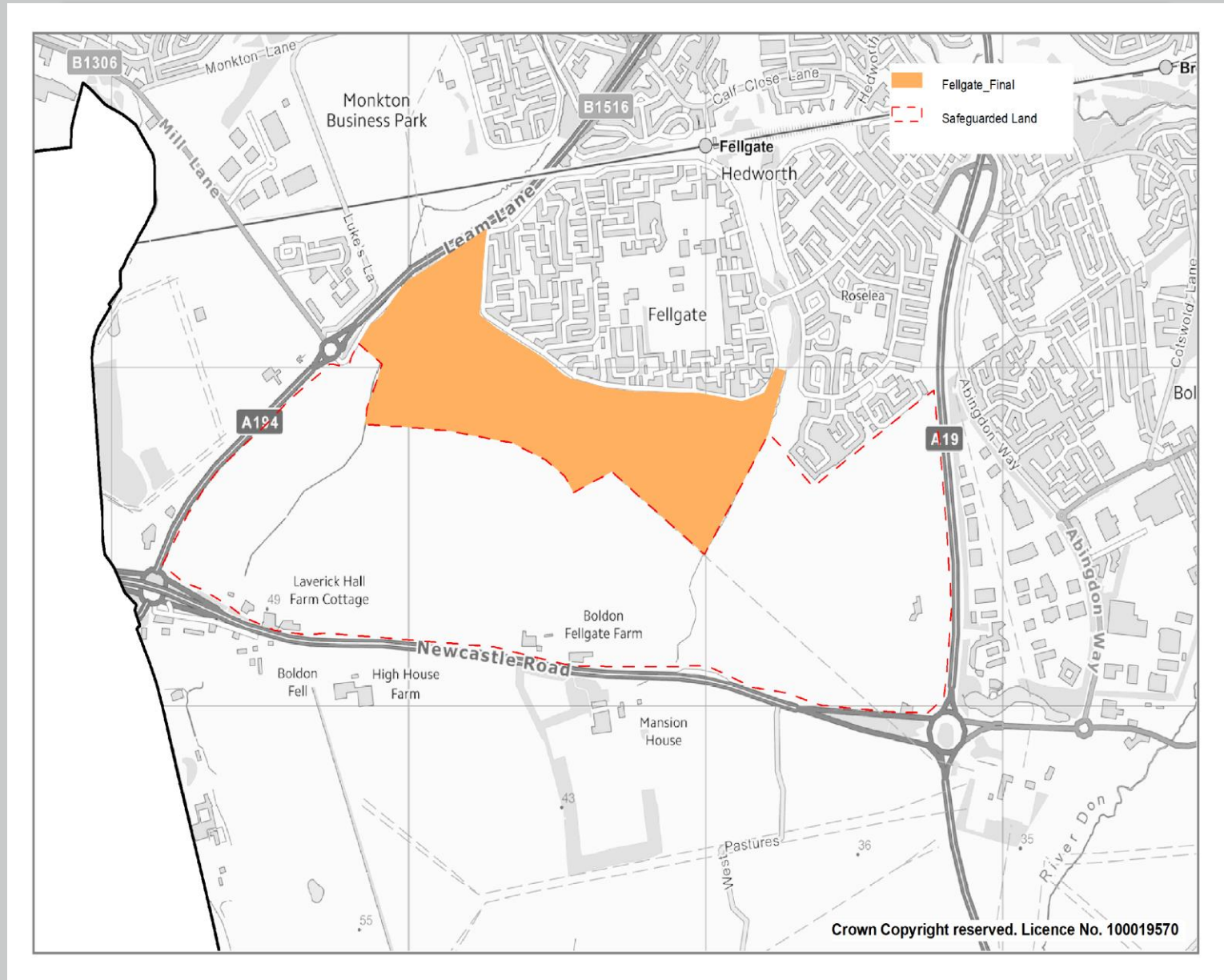
Urban and Village Growth Areas

Allocates 6 Urban and Village Sustainable Growth Areas at Whitburn, Cleadon, East Boldon and Hebburn to deliver approximately 1108.



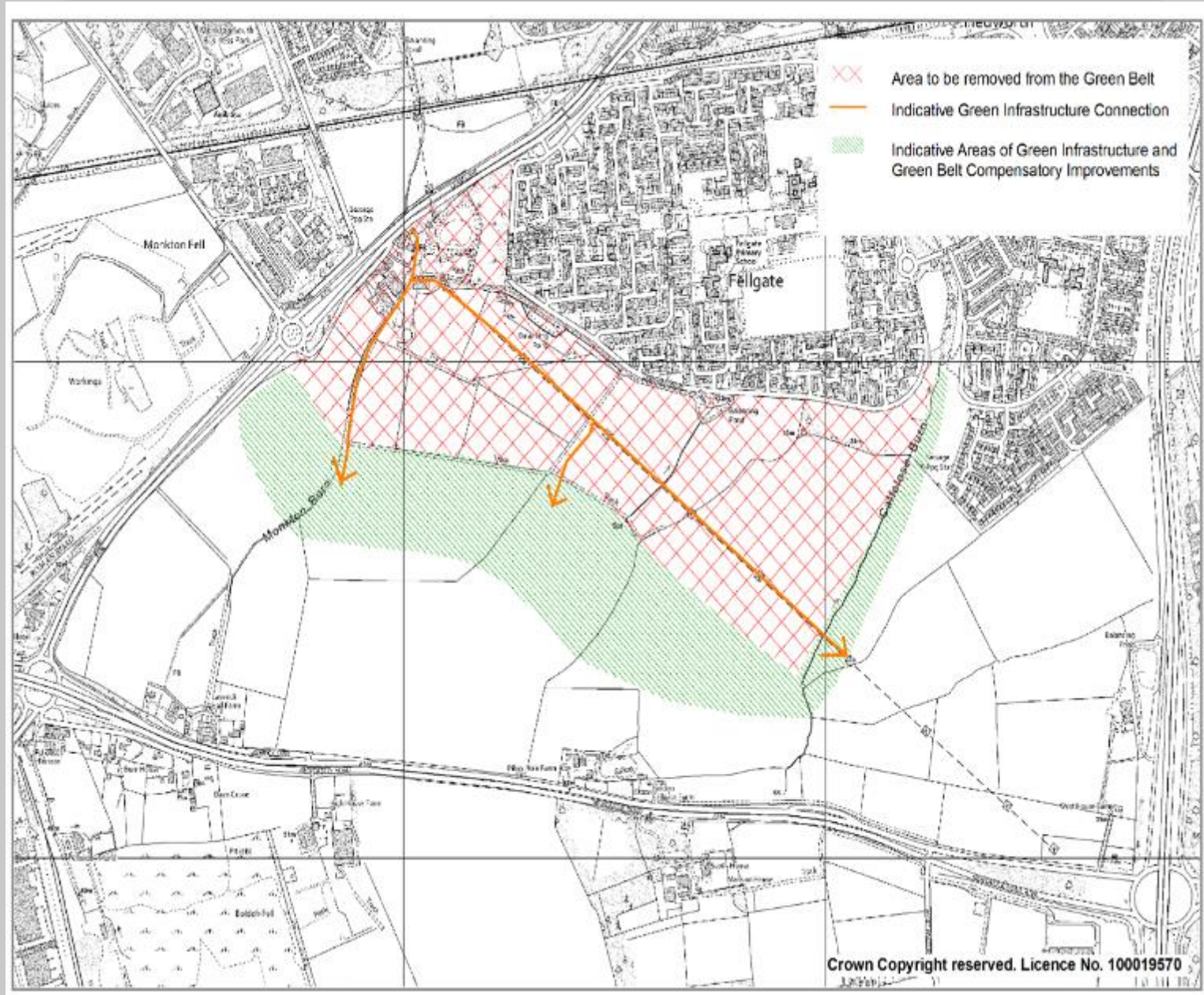
Fellgate – Regulation 18

- Area between A184/A194/A19 to be removed from Green Belt
- Orange area to be allocated for 1200 houses as sustainable urban extension
- Remainder of the site designed as Safeguarded Land to meet future needs



Fellgate Sustainable Growth Area (SP8)

- Allocates Fellgate as a Sustainable Growth Area including up to 1200 homes.
- No longer proposing to safeguard and remove from Green Belt the remaining land





High Density development

Medium Density development

Low Density development





Open Space



Flood Retention Basins

Local Centre
 -Primary School
 -Shops
 -Healthcare

KEY

-  Site Boundary
-  Existing Development
-  Local Centre Requirement
-  Burn

-  Open Space Provision
-  Flood Retention Basins
-  Easement to Powerlines (20m each side)
-  Powerline and Pylon

-  High Density (50dph)
-  Medium Density (35dph)
-  Low Density (25dph)

Relationship with Green Belt

- Provide connections through to greenbelt land so that all residents can access natural greenspace for outdoor recreation.



- Opportunities to provide facilities such as playing parks in the Green Belt adjacent to the site.

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Fellgate Sustainable Growth Area: Infrastructure Benefits

New local centre

The local centre will provide for small scale retail and healthcare opportunities to support new residents as well as the existing community.

New primary school

Identified need for a new primary school on-site

Sustainable travel opportunities and road network improvements

Strong emphasis on facilitating accessibility to existing public transport (Metro and bus routes) and encouraging new sustainable/active travel networks. Major improvements to the White Mare Pool Roundabout to address impacts road capacity impacts.

Extensive improvements to Green Infrastructure network

Green-Blue infrastructure provision will be expected to include new or enhanced walking or cycling routes, children's play facilities and improved access to new, enhanced or existing recreational and playing field provision.



South Tyneside Council



Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Local Plan: Chapters

Promote healthy
Communities

Meet the challenges
of Climate Change

Deliver a mix of
homes

Build a strong,
competitive
economy

Ensure the vitality of
Centres

Conserve and
enhance the historic
environment

Create well-designed
places

Conserve and
enhance the natural
environment

Deliver infrastructure
and promote
sustainable transport

Manage resources -
waste and minerals



Promoting Healthy Communities



- Supportive of health and wellbeing improvements which reduce will contribute to reducing health inequalities.
- Promoting active and sustainable travel.
- Ensuring buildings are well designed and safe for our communities
- Supporting healthcare improvements.
- Ensuring that pollutants such as noise and air pollution are addressed

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Meet the challenges of Climate Change



- Requiring all development to minimise the effects of climate change
- Reducing carbon emissions by embedding sustainable principles into the design, construction and operation of development
- Reducing energy consumption through the delivery of low carbon heating networks and renewable energy generation
- Maximising the potential of the natural environment to mitigate climate change
- Facilitating shift towards sustainable transport
- Ensuring development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change,

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Deliver a mix of homes



- Allocating sites to deliver at least 3498 new homes.
- Establishing a housing requirement of 263 new homes for East Boldon Neighbourhood Forum Area and 71 within designated Whitburn Neighbourhood Forum Area.
- Support development that provide a mix of housing types/design and tenures to meet current and future housing need
- Deliver sufficient affordable housing to meet identified needs
- Policies to assess specialist and extra-care housing provision and HMO's
- Meeting the needs of Travelling Showpeople, Gypsies and Travellers

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Building a strong, competitive economy



- Ensuring an attractive and flexible supply of general employment land over the plan period
- A portfolio of 278.6ha of land for general economic development and a further 141.3ha of land for specialist port will be maintained.
- Allocating Wardley Colliery
- Protecting Employment Areas and allocating sufficient land to meet identified needs
- Supporting growth in key sectors including advanced manufacturing and engineering and digital.
- Ensuring skills are developed
- Promoting the visitor economy

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Ensure the vitality of Centres



- Focussing development proposals for main town centres uses within designated centres
- Supporting the aims of the South Shields Town Centre Masterplan
- Resisting developments which would have a significant adverse impact upon designated centres;
- Limiting the number of hot food takeaways in areas of over-concentration and/or areas which suffer from poor health
- Protecting community facilities and local services

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Conserve and enhance the historic and natural environment



- Require development to respect and respond positively to the historic environment and any heritage assets within it
- Protecting our assets both historical and natural
- Securing measurable net gains for biodiversity
- Protecting against the loss, damage or deterioration of the borough's tree
- Providing new and maintaining existing high quality and accessible open space and green infrastructure to create networks of green space for people
- Protecting, conserving and enhancing the varied landscape character

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Create well-designed places

- Require development to achieve a high-quality standard of design ; and incorporate sustainable design and construction methods
- Ensure that existing and proposed areas of public realm are well designed and accessible
- Ensure that new advertisements and shop fronts are well-designed and appropriate to their surroundings



Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Infrastructure and Transport



- Accessibility will be improved and transport choice widened, by ensuring that development is well serviced by a range of transport modes, including public transport, footpaths and cycle routes that are fully integrated into existing networks.
- Improving capacity on the road network
- Identifying necessary mitigation measures to address the impacts of development
- Identifying sufficient infrastructure provision to meet identified needs including transport, education, health.
- Infrastructure Delivery Plan – Live Document

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Waste and Minerals



- Aim to deliver the strategic objective of managing the prudent use of the borough's natural resources.
- Minimising the adverse impacts of their extraction and transportation on communities and the environment.
- Applying the waste hierarchy of prevention, preparing for reuse, recycling, other recovery and safe disposal.

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Regulation 19: Public Consultation

- Consultation is key, we want to hear views so that together we can put in place strong local policies that support the kind of places local people want.
- Ultimately, this plan will allow us to secure high-quality development with green space that improves the quality of life for people right across South Tyneside both now and in the future.
- Publication draft statutory seven-week public consultation:

15th January 2024 – 3rd March 2024



South Tyneside Council

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Fellgate Sustainable Growth Area (SP8) Supplementary Planning Document Scoping Report

- Intention to produce and formally adopt a Supplementary Planning Document (SPD) to guide the development of the Fellgate Sustainable Growth Area.
- Ensure the site meets its potential and realises both the council's and the local community's aspirations, by providing the framework for a comprehensive approach to its development.
- This scoping report acts as an opening consultation paper to discuss the relevant issues, themes and the potential format the SPD may take going forward.
- Consultation also runs:
15th January 2024 –3rd March 2024



How to submit a representation

Unlike previous stages, this consultation is **not** set by the Council. Instead, the consultation questions are set by the **Planning Inspectorate** and require representations to reference a specific element(s) of the Plan, and to refer to the statutory tests of Legal Compliance, Soundness or Duty to Cooperate.

- **Legally compliant** relating to the way in which we have prepared the Publication Draft Local Plan:
 - Does the Plan comply with national policy and legislation?
 - Has it been prepared in line with our Local Development Scheme?
 - Have appropriate bodies been consulted in line with our Statement of Community Involvement?
- **Sound** relating to the content of the Plan:
 - Has the Plan been positively prepared to meet the objectively assessed need for homes, jobs, services, infrastructure and deliver sustainable development?
 - Is the Plan justified by a robust evidence base?
 - Is the Plan effective in delivering sustainable development?
 - Is the Plan consistent with National Policy?
- **Compliant with Duty to Cooperate** relating to how we have worked with other local authorities or other relevant bodies in developing the Plan.



How to submit a representation

We encourage representations to be submitted using the online questionnaire:

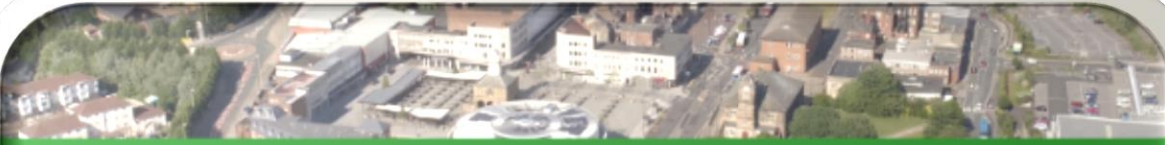
<https://haveyoursay.southtyneside.gov.uk/>

The online form has been designed so that anyone wishing to make representations can attribute their comments against a specific section of the Plan.

This will ensure the Inspector understands which section of the Plan the representations relate to, and how the comments relate to **Legal Compliance, Soundness, or Duty to Cooperate.**



South Tyneside Council



South Tyneside Publication Draft Local Plan 2023-2040

Overview

South Tyneside Council has now produced a draft local plan which sets out the vision and objectives for growth of the Borough over the next 15 years.

The Plan will:

- Allocate strategic and non-strategic development sites
- Set clear policies that guide decisions on planning applications
- Indicate how the plan will be delivered.

Whether your interests lie in local neighbourhoods, the city centre, transport, housing, employment, shopping or the environment, please share your views and help to shape the future of South Tyneside.

The consultation will run from Monday 15th January until Sunday 25th February 2024.

Why your views matter

Closes 25 Feb 2024
Opened 15 Jan 2024

Contact
Spatial Planning
01914247692
local.plan@southtyneside.gov.uk

Spread the word!

**THIS IS
SOUTH
TYNESIDE**

Consultation Strategy – How to get involved



Completing a questionnaire via the online consultation portal



Completing a paper form



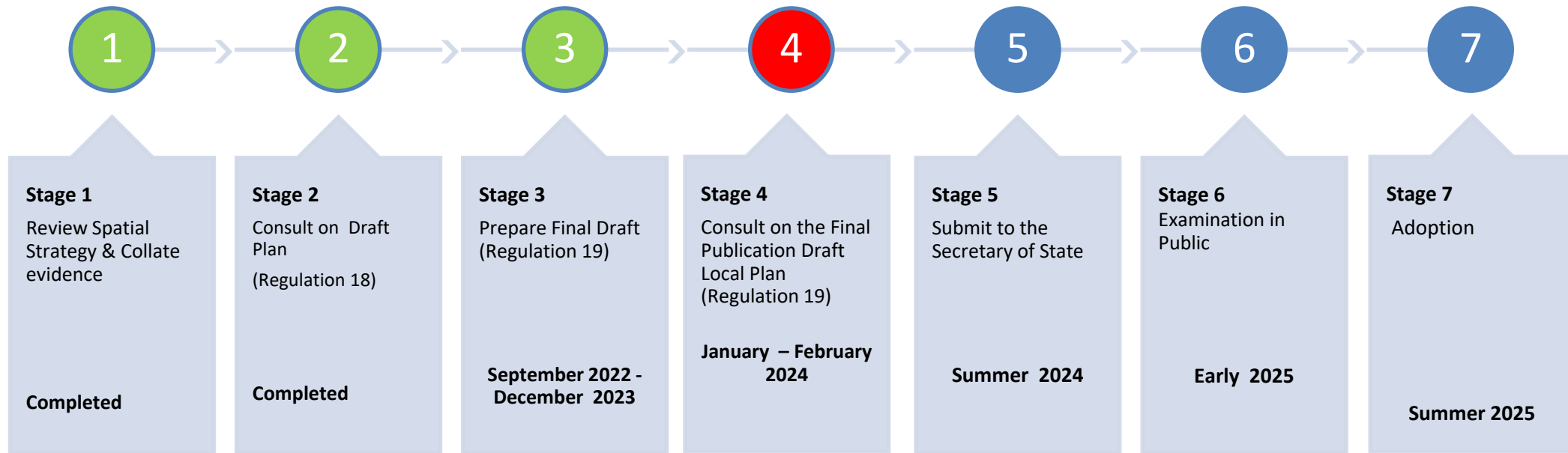
All response must be submitted in writing to be considered duly made. They must also contain **name, address and if possible, email**



We can only accept responses made during the consultation period:

Monday 15th January – Sunday 3rd March 2024

Next Steps





Questions



Spread the word!

**THIS IS
SOUTH
TYNESIDE**