



# South Tyneside Local Plan Regulation 18



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The Local Plan



Consultation and  
engagement



Timescales and next  
steps

# South Tyneside's Local Plan



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# Local Plan Context

## What is the Local Plan?

- The South Tyneside Local Plan will guide the future of the borough by setting out how and where development will take place up to 2039.
- The plan will set out where new homes, businesses, shops, and leisure facilities can be built over the next 17 years. It sets out the future make-up of the borough and will become a blueprint for future development across South Tyneside.



# Local Plan Context

## Why do we need one?

- Under current legislation, we have a statutory obligation to meet our future housing targets and that means we have to identify land where new homes for our residents will be built. The government has set a target for 321 new homes to be built in South Tyneside every year.
- The implications of not having a plan are significant. It's vital that we have an up-to-date plan so that we maintain control over development in the borough; without one, we are vulnerable to it being imposed upon us.



# Local Plan Context

- It isn't just about where things are built, but how they are built.
- Without a plan, we don't have the policies in place to ensure the quality of development that our communities deserve.
- A local plan **isn't just about building houses; it is about the fundamental fabric of the place in which we live.**
- We want to create neighbourhoods that last a lifetime. Developing and adopting a local plan ensures we are in control of our own destiny and allows us to enhance our assets, supporting development in the right way, in the right place and with the necessary infrastructure to support it.



# Why does South Tyneside need a Local Plan?



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Failed the Housing Delivery Test – Presumption in Favour of Sustainable Development (74%)- speculative development

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2.2 year land supply – limited land supply available

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Vulnerable sites across the Borough

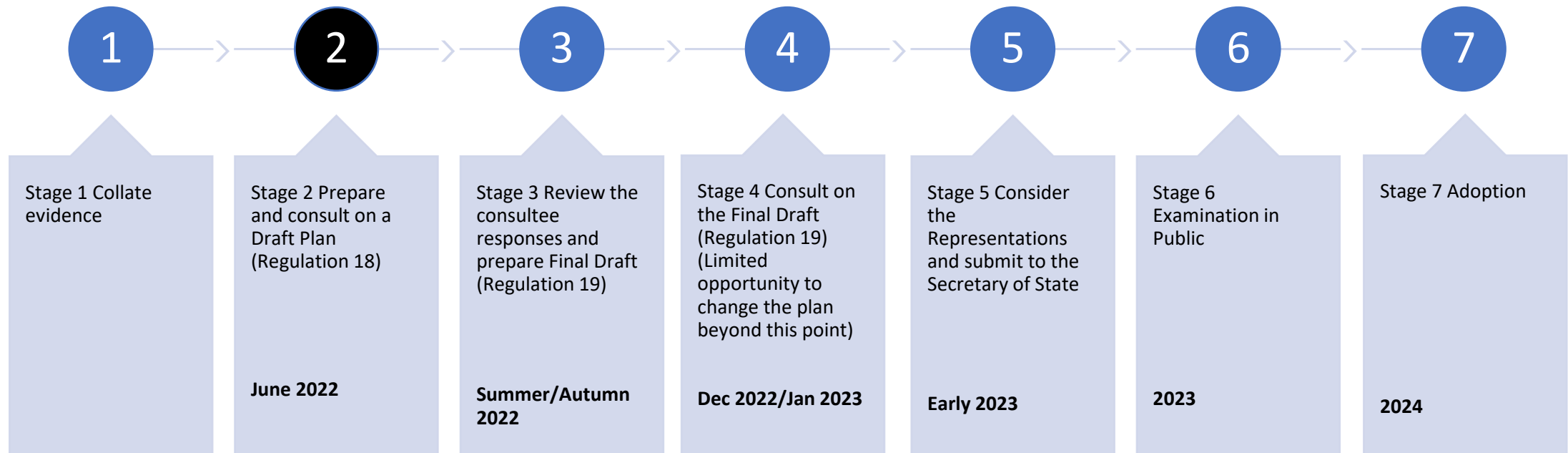
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Government requires we have a plan in place by December 2023 – they will intervene

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Don't have proactive policies (out of date)

# Overall programme





# A strategy for sustainable development

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- 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 5778 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.

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# Meeting our housing needs

- Currently we only have a 2.2 year land supply of sites for housing
- Failure to pass housing delivery test. Presumption in favour of sustainable development
- Supply of sites



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<b>Local Plan minimum housing requirement 2021 to 2039</b>	5778
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<b>Residual Requirement + 15% buffer</b>	5,142
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<b>Local Plan allocations Supply</b>	5,182
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<b>Housing Allocation sites (in the Main Urban Area)</b>	1782
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<b>Urban and Village Sustainable Growth Areas</b>	1862
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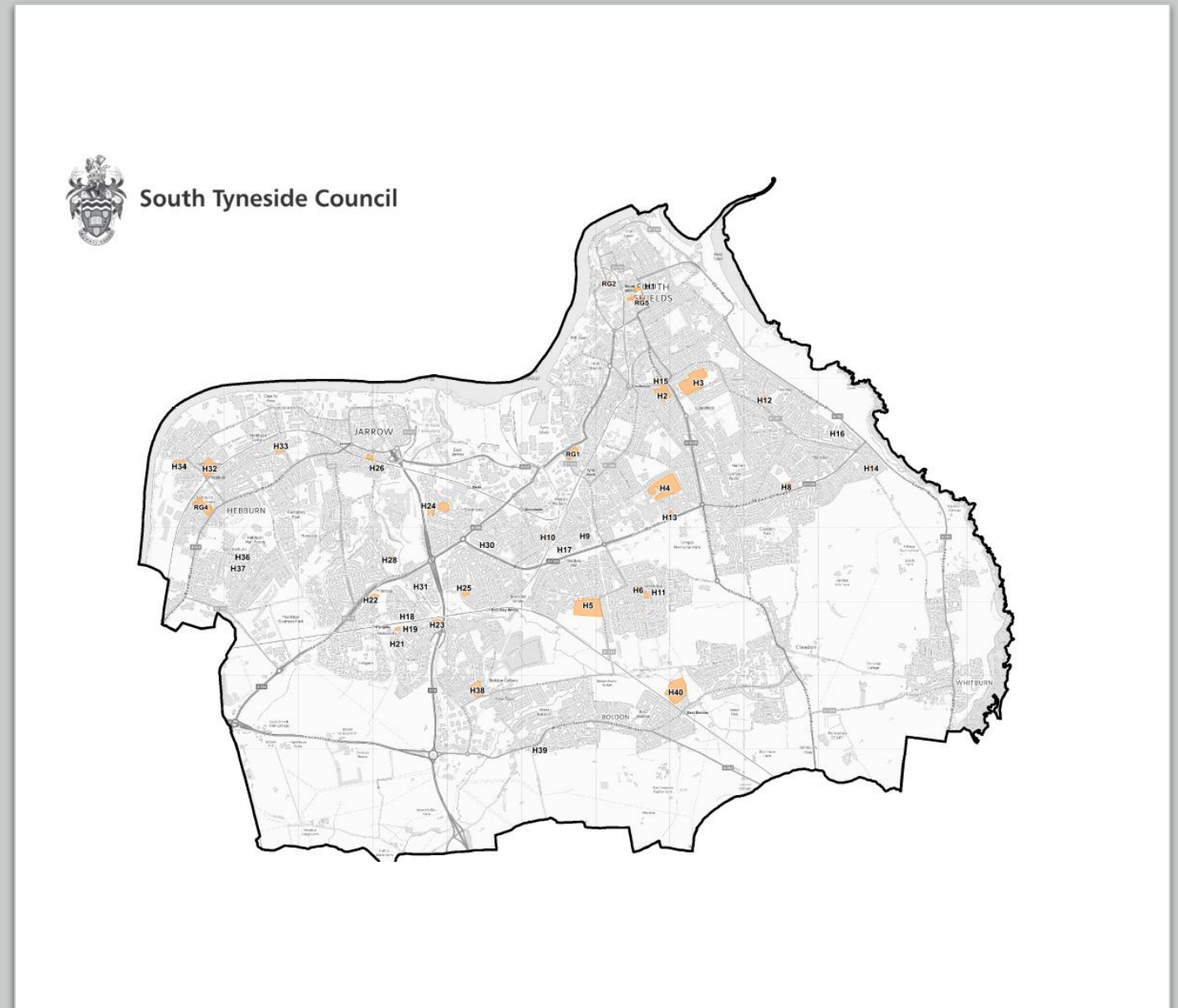
<b>Sustainable Urban Growth Area</b>	1200
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<b>Housing Sites in Regeneration Areas</b>	338
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# Prioritising the Main Urban Area

- Focus development in the Main Urban Area of South Shields, Hebburn and Jarrow
- Allocating 40 sites for approximately 1782 new homes



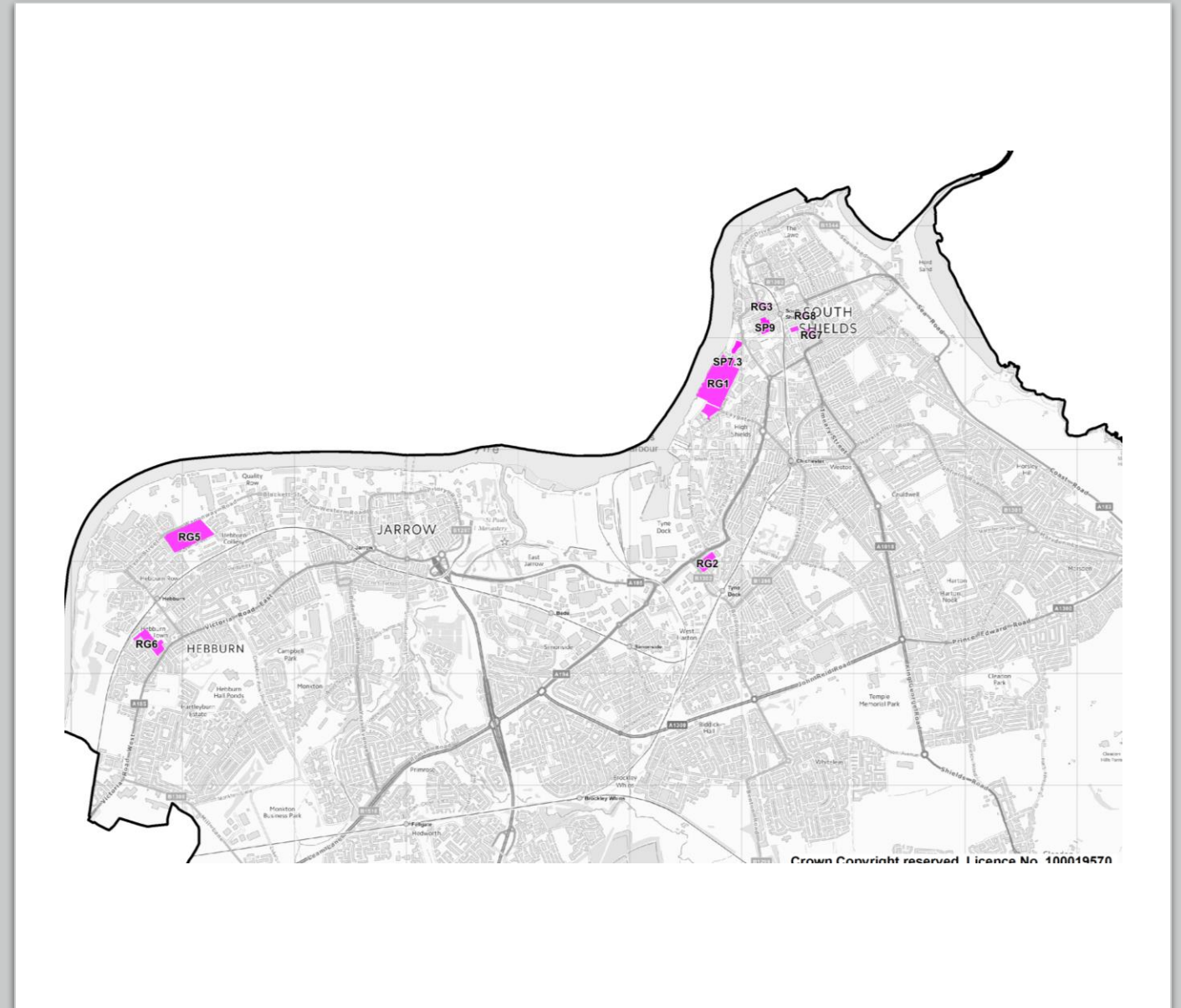
# Prioritising the regeneration of the Borough

Prioritise the regeneration of

South Shields Riverside, Tyne Dock, South Shields Town Centre, Salem Street, Queen Street, Hebburn New Town, Fowler Street Improvement Area, and Foreshore Improvement Area.



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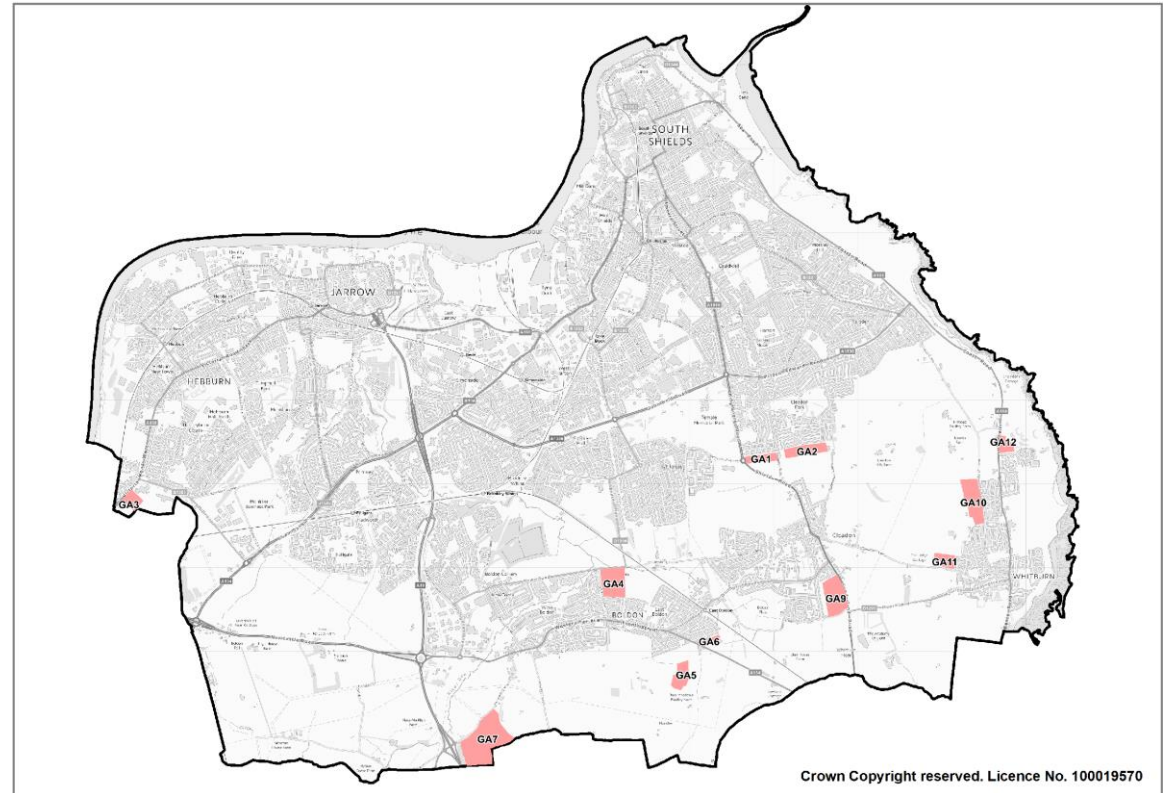


# Urban and Village Growth Areas

Allocates 12 Urban and Village Sustainable Growth Areas at Whitburn, Cleadon, East Boldon and West Boldon and Hebburn to deliver approximately 1862.

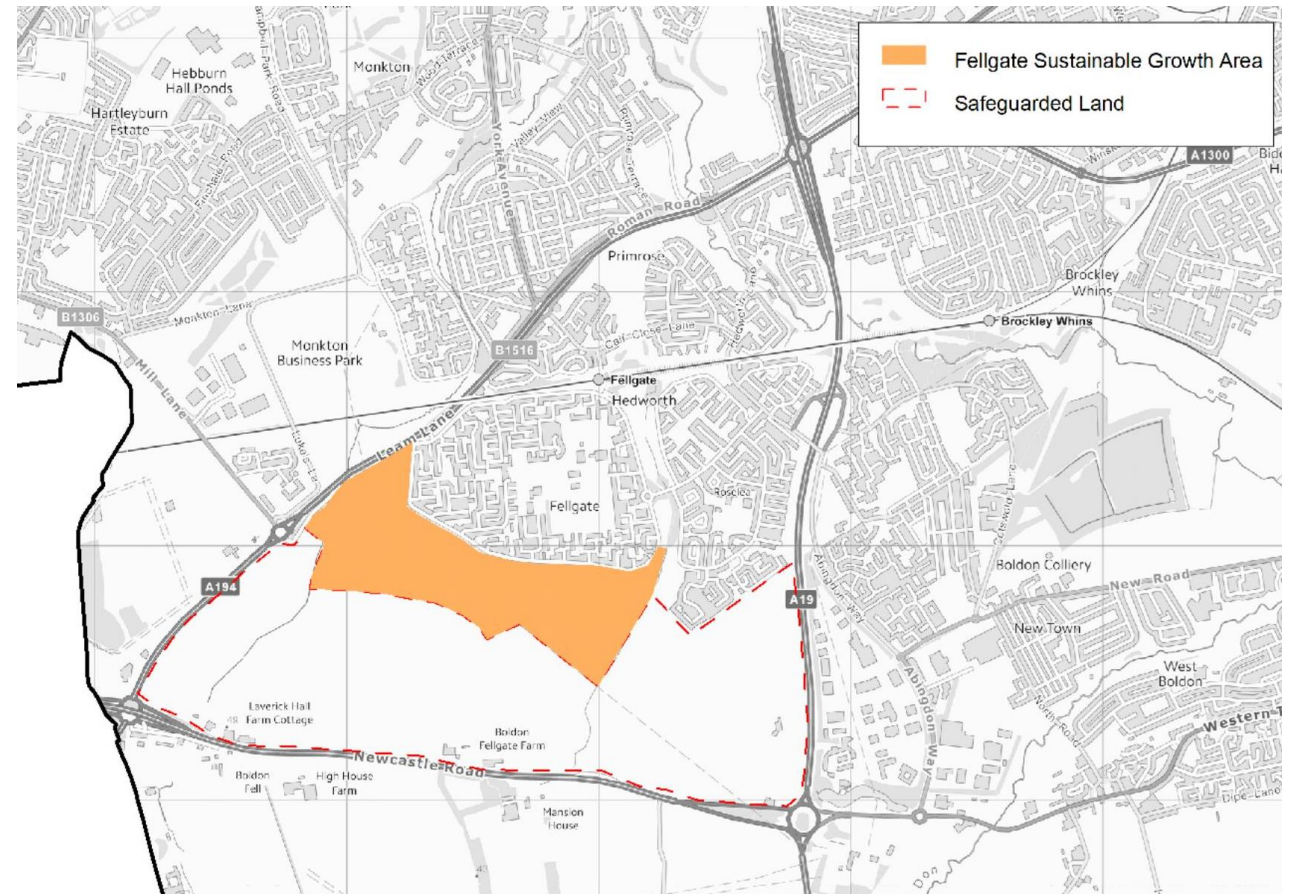


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# Land at Fellgate

- Allocate Fellgate as a Sustainable Urban Extension for up to 1200 homes
- Required to be masterplanned and to deliver significant infrastructure including education, transport, open space, playing pitches
- Land identified to meet needs beyond the Plan period



# Land at Fellgate

- A new sustainable community
- Garden Village Principles
- Exemplar neighborhood
- Delivery of infrastructure including education
- New community facilities



# Local Plan objectives

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



- Increases physical activity and active travel through policies on active travel, protecting open spaces and playing pitches.
- Ensuring buildings are well designed and safe for our communities
- Ensuring that pollutants such as noise and air pollution are addressed

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# 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,

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# Deliver a mix of homes

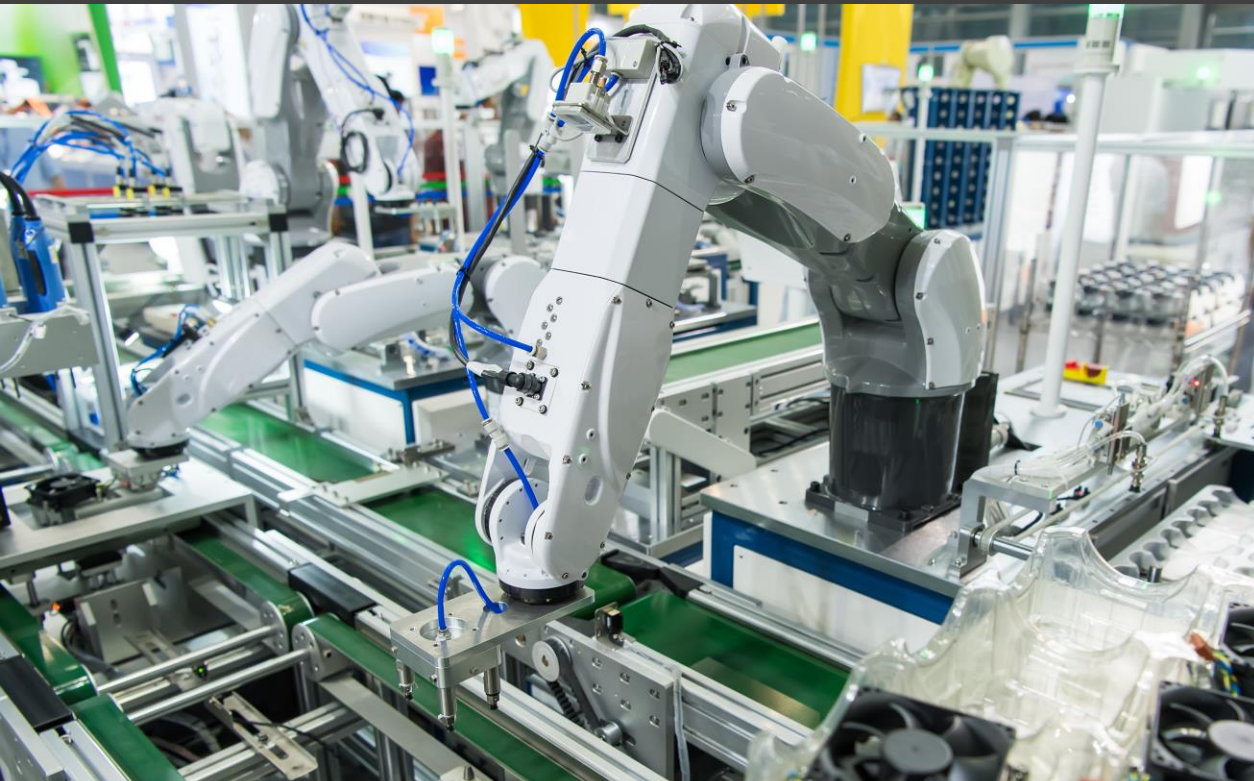


- Allocating sites to deliver at least 5182 new homes.
- Establishing a housing requirement of 658 new homes for East Boldon Neighbourhood Forum Area and 396 within designated Whitburn Neighbourhood Forum Area.
- Support development that provide a mix of housing types/design and tenures to meet current and future housing need, taking into account the ageing population (12.6%) should be wheelchair accessible
- Deliver sufficient affordable housing to meet identified needs - 10% in South Shields and Jarrow, 20% in Hebburn, West Boldon and Boldon Colliery, 30% Cleadon, East Boldon and Whitburn.
- Meeting the needs of Travelling Showpeople, Gypsies and Travellers
- Housing space standards

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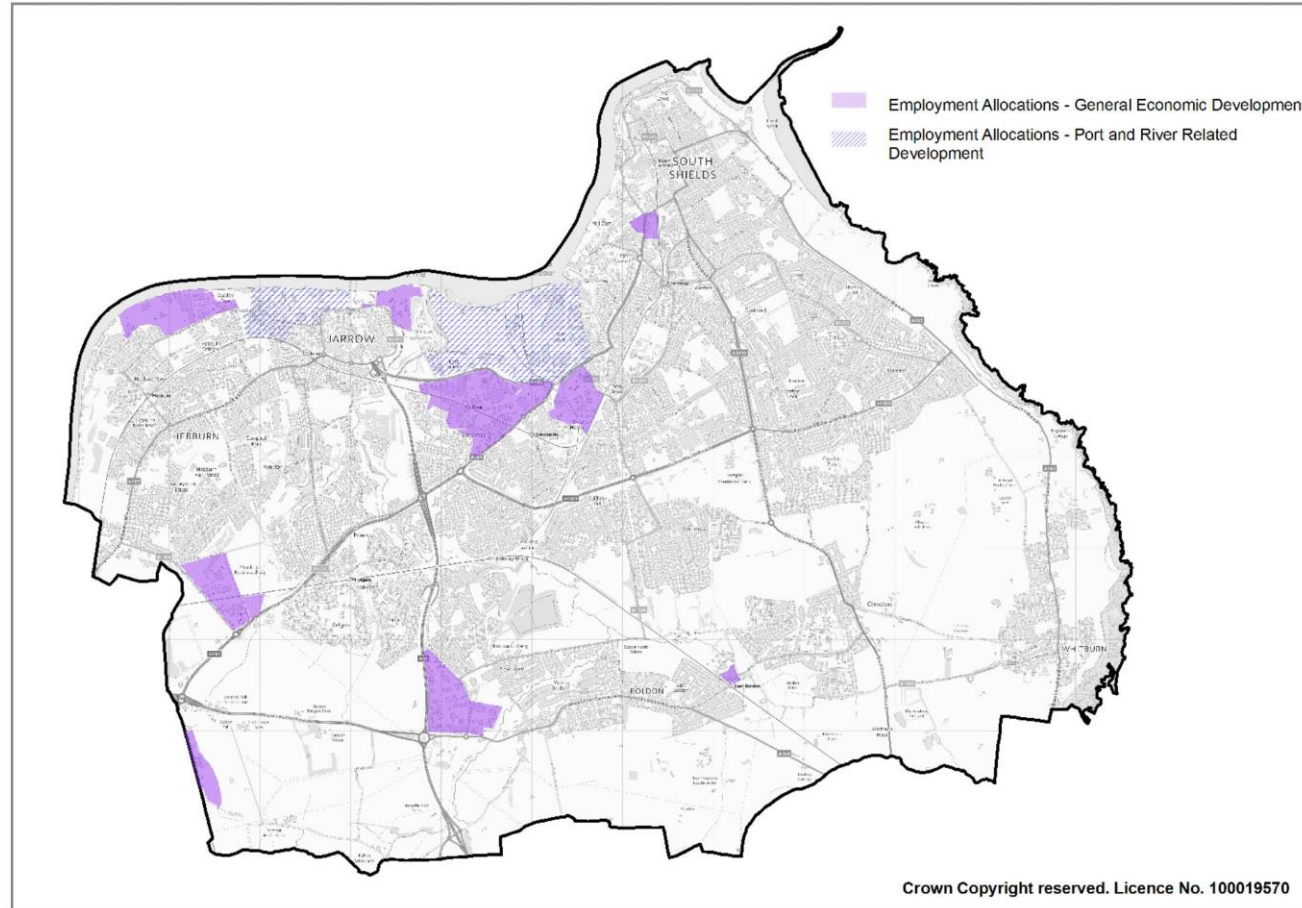
# Building a strong, competitive economy



- Ensuring an attractive and flexible supply of general employment land over the plan period
- A portfolio of 238 ha of land for general economic development and a further 187.2 ha of land for specialist port will be maintained.
- 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

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# Ensure the vitality of Centres



- Focussing development proposals for main town centres uses within designated centres
- 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

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# 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 the Green Belt from inappropriate development
- Protecting, conserving and enhancing the varied landscape character
- Creating new playing pitch land at South Shield School

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# 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



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# Infrastructure



- 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
- Supporting investment in Metro System and the reopening of the Leamside Line
- 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

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# Consultation and Communications

Consultation is key, we want to hear the public's views so that together we can put in 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.



# Consultation Strategy – How to get involved



On the consultation portal



In writing via post



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

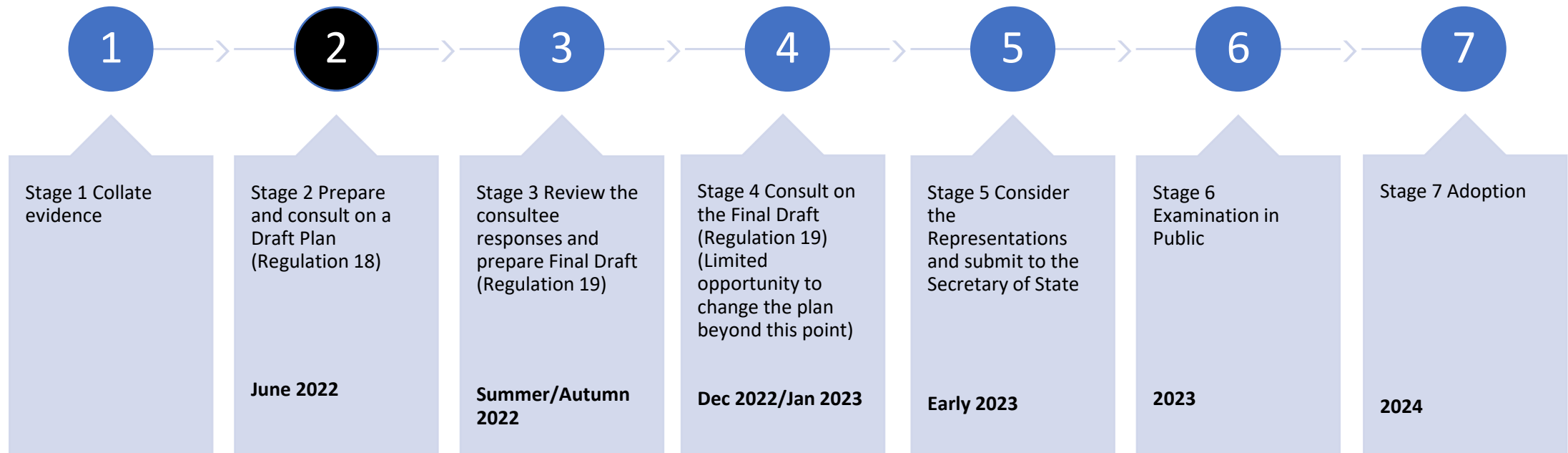


We can only accept responses made during the consultation period:

**Monday 20<sup>th</sup> June – Sunday 31<sup>st</sup> July 2022**



# Next Steps





# Questions



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