

## **Appendix A - Relevant extracts from the LDF DPDs**

### **1. South Tyneside Local Development Framework (LDF)**

LDF documents can be found at <https://www.southtyneside.gov.uk/article/36015/Local-Development-Framework> and we would wish to draw attention to the following:

- Core Strategy (and key diagram), adopted June 2017
- Development Management Policies, adopted December 2011
- Site-Specific Allocations and Proposals Map, adopted April 2012

### **2. IAMP Area Action Plan, adopted 30th November 2017.**

### **3. Sunderland Core Strategy and Local Plan**

SOUTH TYNESIDE

# local development framework

THE NEW DEVELOPMENT PLAN FOR YOUR BOROUGH



South Tyneside Council



## Core Strategy

June 2007



## Core Strategy

June 2007

Approved by Full Council on 28 June 2007



**How detailed is this strategy?**

- 1.19 In preparing this Core Strategy a number of key questions have been asked about each policy being included:
- Is the policy genuinely strategic?
  - Will it seek to assist in delivering regeneration?
  - Does it protect or capitalise on something unique or special to South Tyneside?
  - Will it assist in providing a better quality of life for the Borough's residents?

If a policy does not satisfy at least one of these criteria, it is not appropriate for the Core Strategy, but could relevant in other parts of the Local Development Framework – such as an Area Action Plan, Site Specific Allocations or detailed Development Control Policies.

**Spatial Objectives**

- 1.20 In order to develop this Strategy, a series of objectives have been developed. These have also been established with reference to a wide range of strategic policy documents, including Regional Spatial Strategy, our Community Strategy and Regeneration Strategy, and are also those that are being used in the LDF's Sustainability Appraisal.

... Objectives are the destination that the plan has to reach ...

Objectives	
1	To create and retain wealth
2	To help businesses start up, grow and develop
3	To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity
4	To establish and retain a flexible and highly skilled workforce through training and education
5	To encourage self-sufficiency and local production in the Borough
6	To prevent deterioration and where possible improve local air quality levels for all
7	To protect and enhance the quality of the Borough's land and groundwater, rivers and seawaters
8	To protect and enhance the Borough's coastline and water frontage
9	To reduce the causes and the impacts of climate change
10	To protect and enhance the Borough's bio-diversity and geology
11	To protect and enhance the Borough's diversity of cultural heritage
12	To ensure good accessibility for all to jobs, facilities, goods and services in the Borough
13	To minimise the amount of waste produced and promote sustainable waste management
14	To make prudent use of natural resources
15	To promote sustainable design and enhance the natural and built environment
16	To protect and enhance the quality and distinctiveness of the Borough's land and landscapes
17	To maximise the opportunity to redevelop previously developed land
18	To ensure everyone has the opportunity of living in a decent and affordable home and tenure of choice
19	To reduce crime and anti-social behaviour and the fear of crime and anti-social behaviour
20	To improve the health and well being and reduce inequalities in health care and access to it for all
21	To promote equality and diversity and protect and strengthen community cohesion
22	To increase public involvement in decision making and civic activity

## Core Strategy – Strategic Policies

National/Regional/Local guidance:

PPS1 Delivering Sustainable Development

Circular 05/2005 – Planning Obligations

Northern Way Growth Strategy

Regional Spatial Strategy for the North East:  
Locational Strategy

RSS Policies: 1, 2, 3, 4, 5, 6, 10, 12, 19, 24

RPG1 Policies: DP1, DP2, EL4, Rur3, H4, TC1, T1

LDF Policies: ST2, A1, E1, SC1, SC2, SC3, EA1

Local Development Documents:

SPD5\* Planning Obligations & Agreements

*P* Denotes that this document is yet to be produced or is in draft. *P* Denotes that this document is yet to be produced.

**Introduction**

- 2.1 The Strategic Policies that form the backbone of this document cut across all themes of this Core Strategy. These provide the overall direction of the Core Strategy and cover some crucial issues that will influence the remainder of the Core Strategy. Other Local Development Documents must also be in line with these.

**Sustainable Development**

- 2.2 The principle of sustainable development is well established and must be at the centre of this Plan. The emerging Regional Spatial Strategy already sets out a clear policy for sustainable development and it is considered that sustainable development principles are being embodied throughout this strategy. The overall spatial strategy (Policy ST1 below) will be crucial in delivering sustainable development throughout the Borough.

**Policy ST1 Spatial Strategy for South Tyneside**

The spatial strategy for South Tyneside, as shown on the Key Diagram, is to:

- A** regenerate the River Tyne and coastal corridors including the Tyne Gateway at South Shields;
- B** support development that reflects the scale and functions of the main towns of South Shields, Jarrow and Hebburn;
- C** promote opportunities along the A19 Economic Growth Corridor;
- D** ensure the sustainability of our settlements by reducing the emissions which cause climate change and adapting to its effects; and
- E** maximise the re-use of previously developed land, in the built up areas.

The principles of securing mixed-use development, promoting accessibility, and ensuring that development maximises the community benefits of regeneration, whilst avoiding or minimising environmental impacts and congestion and safeguarding natural and cultural assets.

The use of Planning Obligations is essential in delivering this overall strategy.

are based in the Eco Centre at Hebburn – a building which is 100% powered by renewable energy. Groundwork is currently seeking a site for a second Eco Centre, based on zero carbon standards.

### Sustainable Urban Living

#### Policy ST2 Sustainable Urban Living

High quality in sustainable urban living will be promoted by ensuring that:

- A highest standards of urban design are promoted so that buildings and their settings make a positive contribution to the local area;
- B the use of environmentally sound and energy efficient construction materials and operational techniques are achieved and that developers work towards low carbon and zero carbon standards;
- C on-site generation of renewable energy is maximised, with a target of 10% of each scheme's energy requirements;
- D use is made of 'sustainable urban drainage systems' and water conservation features including 'grey water recycling' and other technologies wherever possible;
- E priority is given to alternative modes of transport to the private car, and access by:
  - i) requiring travel plans for developments which would have significant transport implications;
  - ii) enhancing electronic communication infrastructure;
- F the need to design out crime and eliminate the fear of crime has been addressed;
- G buildings and their settings are designed to be flexible, enabling them to adapt to future needs and to take into account the needs of all users; and
- H all new development is encouraged to incorporate biodiversity and geological features at the design stage.

2.13 This policy reflects the Council's enthusiasm for improved urban design. Indeed, this is a key element of South Tyneside's Regeneration Strategy and has led to producing a Borough-wide urban design framework.

#### National/Regional/Local guidance:

PPG13 Transport

PPS22 Renewable Energy

RSS Policies: 2, 6, 24, 39, 46

RPG1 Policies: DP2, ENV1, ENV2, ENV22, EL6, EN7

LDF Policies: ST1, A1, SC1, SC3, SC4, EA6

#### Local Development Documents:

SPD1 Sustainable Construction and Development

SPD2\* Urban Design

SPD7\* Green Travel Plans



## Core Strategy – Improving Accessibility

#### National/Regional/Local guidance:

PPS1 Delivering Sustainable Development

PPG13 Transport

Circular 04/2001 – Control of Development Affecting Trunk Roads

#### Regional Spatial Strategy for the North East:

Locational Strategy

Improving Connectivity within and beyond the Region (Theme 3D)

- incorporates the Regional Transport Strategy (RTS)

Tyne & Wear Local Transport Plan (LTP)

Community and Neighbourhood Renewal Strategy

Regeneration Strategy

RSS Policies: 1, 2, 3, 6, 11, 22, 24, 25, 32, 49, 50, 51, 52, 53, 54, 55, 57

RPG1 Policies: T1, T2, T3, T4, T6, T7, T8, T9, T10, T11, T14, EL4

LDF Policies: ST1, ST2, E1, SC1, SC2, SC3

#### Local Development Documents:

LDD3 Site Specific Allocations

LDD6 South Shields Town Centre & Waterfront Area Action Plan

LDD7 Jarrow Area Action Plan

LDD8 Hebburn Town Centre Area Action Plan

SPD2\* Urban Design

SPD5\* Planning Obligations & Agreements

SPD6\* Parking Standards

SPD7\* Green Travel Plans

### Introduction

3.1 We want to make sure that the key growth areas of the Borough are accessible and well linked by sustainable transport links so that travelling by public transport, cycling and walking is convenient and reduces our reliance on cars. At the same time we also want make sure that there are adequate links between the Borough and the wider Tyne and Wear City Region, providing access to employment opportunities outside the Borough and other destinations. Equally we need to make sure that people have access to the Borough for its growing attractions.

### Improving Accessibility

#### Policy A1 Improving Accessibility

The Council will support public transport, walking and cycling initiatives that maximise the accessibility of new development being focused at:

- A regeneration areas along the riverside corridor, including South Shields, Jarrow and Hebburn town centres; and

Priority will also be given to improving accessibility, particularly by encouraging and promoting public transport improvements, both within the Borough and between the Borough and:

- B the A19 Economic Growth Corridor (including employment areas at Boldon Colliery, Doxford Park, North Tyneside and South East Northumberland); and
- C other destinations in the Tyne and Wear City Region, such as Newcastle and Sunderland city centres, Newcastle Central Station and Newcastle International Airport.

The key growth areas within South Tyneside are shown on the Key Diagram.

Transport Assessments will be required for any major development proposal.

Parking standards will apply to new development, and will be set out in a Supplementary Planning Document.

National/Regional/Local guidance:

PPG2 Green Belts  
PPS7 Sustainable Development in Rural Areas

RSS Policies: 8, 9, 10, 33, 38

RPG1 Policies: ENV6, ENV8, ENV13, ENV18, GB1, GB2, GB3, SR1, SR3

LDF Policies: ST1, SC1, SC5, SC6, EA2, EA3, EA4



Community Forests work to:

- Increase England's tree cover
- Engage in environmental conservation and regeneration
- Contribute to the development of local economies
- Work closely with local communities to improve scarred landscapes
- Provide areas for outdoor education and life-long learning
- Encourage sport, recreation, and tourism, the arts and cultural activity

(Great North Forest Plan 2003)

**Policy EA1 Local Character and Distinctiveness**

To conserve the best qualities of South Tyneside's built and natural environment the Council will:

- A** improve the distinctive urban characters of South Shields, Jarrow and Hebburn;
- B** protect and enhance the openness of Green Belt;
- C** preserve the special and separate characters of the urban fringe villages of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn; and
- D** implement the Great North Forest's strategies for access, education, enterprise and biodiversity in a forestry framework by:
  - i) enhancing the River Don Valley farmland into a well-wooded recreational landscape enclosing a network of open corridors;
  - ii) reconstructing the Boldon / Cleadon fringe as an informal and wooded local recreation area that softens intrusive urban edges;
  - iii) conserving the open limestone grassland character of the Cleadon Hills;
  - iv) enhancing North Sunderland fringe by significantly increasing tree cover; and
  - v) restoring the small-scale agricultural field pattern of Downhill.

The Green Belt and Great North Forest are shown on the Key Diagram.

- 6.4 The Green Belt in South Tyneside dates back to 1967. It has been reviewed twice since then – by the Tyne and Wear Green Belt Local Plan (adopted 1985), and South Tyneside Unitary Development Plan (adopted 1999).
- 6.5 Policy SC1 of this Core Strategy deals with the historic character and distinctiveness of all the Borough's towns and villages. Policy EA1 builds on this by maintaining the wider historic and different characters of our five main urban fringe villages. The cores of all except Boldon Colliery are designated as Conservation Areas. This theme will be developed further in other Local Development Documents with reference to the Council's Urban Design Framework.
- 6.6 The Great North Forest partnership (one of 12 Community Forests in England – see margin) was established to realise opportunities for the countryside to make a greater contribution to the quality of its local communities, 17% of its area lies in this Borough. The Great North Forest Plan, which was based on the Character Assessment approach, recognises 3 character areas (see margin). These areas are sub-divided into Local

International Guidance:

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

National/Regional/Local guidance:

PPS9 Biodiversity and Geodiversity

RSS Policies: 35

RPG1 Policies: ENV5, ENV7, ENV8

LDF Policies: ST2, SC6, EA1

"Biodiversity by Design: a guide for sustainable communities" (2004) was published by Town and Country Planning Association English Nature and the Royal Society for the Protection of Birds.

By using case studies, it sets out practical design lead solutions to delivering sustainable neighbourhoods which protect, enhance and create biodiversity interest.

- 6.8 The entire coast is designated for its national or international importance for biodiversity. The whole stretch from the mouth of the Tyne to Whitburn Bents is a Site of Special Scientific Interest and some parts form part of the Northumbria Coast Special Protection Area or SPA (which stretches from Holy Island to the Tees) under the European Birds Directive and the Durham Coast Special Area of Conservation (between the Rivers Tyne and Tees) under the European Habitats Directive. The former is important for its populations of birds (purple sandpiper and turnstone), while the latter is an outstanding example of cliff top grassland. The SPA is also designated under the worldwide Ramsar Convention. It is therefore essential to ensure that tourist and recreational activities do not undermine or threaten the outstanding natural qualities of this area.
- 6.9 Sites of European and international importance for biodiversity enjoy statutory protection under European legislation and emerging national regulations. Any adverse impacts on the integrity of any such sites arising from the provisions of Development Plan Documents or development proposals would need to be properly addressed under this statutory regime.

**Policy EA3 Biodiversity and Geodiversity**

To optimise conditions for wildlife, implement the Durham Biodiversity Action Plan and tackle habitat fragmentation the Council will:

- A** secure and enhance the integrity of designated sites;
- B** maintain, enhance, restore and add to biodiversity and geological conservation interests;
- C** ensure that new development would result in no net loss of biodiversity value of any of the following Priority Habitats:
  - i) magnesian limestone grassland;
  - ii) coastal sand dunes;
  - iii) maritime cliffs and slopes;
  - iv) mudflats;
  - v) rivers and wetlands;
  - vi) species rich neutral grasslands;
  - vii) rocky shores;
- D** reduce the fragmentation of, improve or extend existing Priority Habitats;

(continued...)



**The Durham Biodiversity Action Plan:**

The 'DBAP' identifies 69 species and 34 habitats as priorities, and sets out an action plan for each. At least 31 of the species and 21 of the habitats are known to be present in this Borough

Biodiversity Assets (January 2005)

- 1 Special Area of Conservation
- 1 Special Protection Area
- 1 Ramsar site
- 5 Sites of Special Scientific Interest
- 6 Local Nature Reserves
- 35 Sites of Nature Conservation Importance
- 12 Magnesian Limestone Grasslands

**Wildlife Corridors:**

These were originally established in the Tyne & Wear Nature Conservation Strategy (1986). Those in South Tyneside and priority habitats and species associated with them include:

- South Pier to Trow Point – coastal sand dunes
- Trow Point to Whitburn Steel – coastal grasslands, maritime cliffs and magnesian limestone grassland
- Cleadon North Farm to Cleadon Hill – magnesian limestone grassland
- Cleadon Lane to Marsden – magnesian limestone grassland
- River Tyne – mud flats salt marsh and other
- Bede's World to River Tyne – mud flats salt marsh and other
- West Fellgate Farm to River Don – rivers and streams
- Boldon Fellgate Farm to River Don – water vole and other
- Boldon North Bridge to Bede's World – water vole and other

(Policy EA3 continued ...)

- E create new Priority Habitats, especially in the Habitat Creation Zones of:**
  - i) Cleadon Hills;
  - ii) Downhill;
  - iii) River Don Valley;
  - iv) Wardley Colliery;
- F protect and strengthen populations of Priority or other protected species;**
- G enhance the biodiversity value of wildlife corridors; and**
- H where appropriate, restrict access and usage in order to conserve an area's biodiversity value.**

- 6.10 Too much of South Tyneside's urban fringe is poor in wildlife value due to the effects of single crop farming and unsympathetic land management. The Tyne & Wear Nature Conservation Strategy pioneered efforts to improve the wider biodiversity value of the countryside by identifying a series of wildlife corridors which provide links between designated sites and other areas of value to nature conservation. Biodiversity value can be found on both brownfield (especially those that have lain fallow for a number of years) and 'greenfield' sites. A review of locally designated sites is currently underway and this will inform site specific Local Development Documents.
- 6.11 The Durham Biodiversity Action Plan (DBAP) seeks to build on this initiative by establishing targets to boost Priority Habitats and Species. Too often however these habitats are somewhat fragmented and the important species that they support have become dispersed or restricted to designated sites. Policy EA3 identifies priority areas for the enhancement and extension of existing priority habitats in wildlife corridors (see margin) and the creation of new areas of the following Priority Habitats:
  - magnesian limestone grassland at Downhill and the Cleadon Hills;
  - rivers and streams, reed bed, swamp, fen and marsh on the River Don; and
  - lowland heathland / urban habitats in the Wardley Colliery area.
- 6.12 This is the approach recommended for development plans by the Royal Society for the Protection of Birds in their 2005 publication "Making Space for Wildlife", following a successful pilot project in Dorset.

National/Regional/Local guidance:

- PPS23 Planning and Pollution Control
- PPG24 Planning and Noise
- PPS25 Development and Flood Risk

Contaminated Land Report 11: Model Procedures for the Management of Land Contamination.

Policy and Practice for the Protection of Groundwater

RSS Policies: 36, 37

RPG1 Policies: ENV1, ENV2, ENV3, ENV4

LDF Policies: EA1, EA2

Air Quality First Review (2002) and Detailed Assessment (2005)

Contaminated Land Strategy (2001)

Tyne & Wear Strategic Flood Risk Assessment (2006)

North East Coast Shoreline Management Plan (SMP2)

"Making Space for Water – Strategy for Flood and Coastal Erosion Risk Management" (DEFRA)

**Protecting Natural Resources**

- 6.16 It is also important to protect not only environmental assets, but also our general quality of life from the adverse effects or risks of pollution noise and flooding.

**Policy EA5 Environmental Protection**

**To complement the regeneration of the Borough, the Council will control new development so that it:**

- A acts to reduce levels of pollution, environmental risk and nuisance throughout the Borough;**
- B minimises adverse impacts on the Magnesian Limestone Aquifer and its associated groundwater protection zones;**
- C focuses the treatment of contaminated and derelict land so as to achieve a balance between:**
  - i) the management of risk approach in its Contaminated Land Strategy; and
  - ii) the regeneration of the riverside corridor;
- D ensures that the individual and cumulative effects of development do not breach noise, hazardous substances or pollution limits; and**
- E does not permit unsustainable schemes to be located in those areas of the coast, Tyne corridor and Don Valley where flood risk is unacceptably high.**

- 6.17 South Tyneside's reviewed Contaminated Land Strategy sets out the Council's proposals for the development which deals with land contamination. It is important to balance these considerations with the Council's plans to regenerate the riverside corridor.
- 6.18 It is understood that the "Detailed Assessment of Air Quality in Tyne and Wear" will recommend 2 Local Air Quality Management Areas. Both are associated with excess nitrogen dioxide levels at road junctions. More detailed investigations are taking place to assess whether or not these declarations would be justified. Any other potential problem areas will continue to be monitored and the situation kept under review.

6.19 Government advice in PPS25 is that new development should not be located where flood risks are unacceptably high unless it is necessary to meet the wider aims of sustainable development. Sites at risk of river or sea flooding should only be allocated or granted permission where a sequential test would demonstrate that there are no alternative sites available with a lower probability of flooding that would be appropriate to the type of development or land use proposed. The latest Environment Agency data indicates that areas likely to be subject to flooding in South Tyneside are relatively limited. Consequently Policy 39 of the submission draft Regional Spatial Strategy provides sufficient strategic policy content. The Council has worked with the Environment Agency and other Tyne and Wear authorities to commission a Strategic Flood Risk Assessment (SFRA) for the tidal area of the River Tyne, including the River Don and its tributaries. This will be used to inform future Local Development Documents.

National/Regional/local guidance:

PPS22 Renewable Energy

RSS Policies: 39, 40, 41, 42

RPG1 Policies: EN1, EN2, EN3, EN4, EN5, EN6

LDF Policies: ST2, EA1

South Tyneside Strategy for the Development of Wind Energy (2002)

**Energy**

6.20 The work of the North East Energy Partnership and on the Regional Renewable Energy Strategy means that Regional Spatial Strategy provides good policy coverage on energy issues. We have examined renewable energy in more detail through our Wind Turbines Study. This indicated fairly limited scope for development, largely due to the highly urbanised nature of South Tyneside. We will examine in detail the potential for implementing renewable energy schemes in new developments.

**Waste**

National/Regional/local guidance:

PPS10 Sustainable Waste Planning

RSS Policies: 48, 49, 50

RPG1 Policies: W1, W2

LDF Policies: ST2, EA1

Municipal Waste Management Strategy (2001)

**Policy EA6 Planning for Waste**

To integrate waste management into the creation of more sustainable communities throughout the Borough the Council will:

- A build on the success of its reduction and recycling initiatives;**
- B allocate land for waste management facilities in sustainable locations to make an appropriate contribution towards dealing with the estimates of waste requiring management in Tyne and Wear identified in the Regional Spatial Strategy;**
- C allocate land for any additional sewage management facilities required by the Water Framework Directive, especially those associated with the Jarrow Pre-Treatment works and its network of pumping stations;**

(continued...)

**PPS10 Search Sequence for Waste Sites:**

Paragraphs 21 and 22 of draft PPS 10 (Planning for Waste) advise that the search for new waste management capacity in plans should follow this sequence:

1. on-site management where waste arises;
2. industrial sites, looking to locate facilities together and with complementary activities; and
3. give priority to previously developed sites before 'greenfield' sites.

**Submission Draft Regional Strategy (June 2005)**  
- identifies the following amounts of waste for Tyne & Wear in thousands of tonnes.

	Municipal	Commercial Industrial
2005/06	865	1,646
2007/08	975	1,671
2008/09	1,012	1,656
2009/10	1,040	1,696
2010/11	1,060	1,748
2011/12	1,072	1,773
2012/13	1,078	1,800
2013/14	1,081	1,827
2014/15	1,081	1,855
2015/16	1,081	1,883
2016/17	1,081	1,910
2017/18	1,081	1,939
2018/19	1,081	1,969
2019/20	1,081	1,998
2020/21	1,081	2,028

(Policy EA6 continued...)

- D require major proposals and those generating significant volumes of waste to incorporate an appropriate level of waste sorting, recovery and recycling facilities; and**
- E refuse permission for landfill, unless it meets a need which cannot be met by treatment higher in the waste hierarchy.**

6.21 Waste is now considered as a resource to be put to good use. The days of simply using it to fill holes in the ground are numbered. There needs to be a step change in the management of waste with more emphasis on reduction, re-use, recycling and composting. Planning Policy Statement 10 requires the Regional Spatial Strategy to provide a strategic framework for the preparation of Local Development Documents by:

- identify the tonnages of municipal and industrial / commercial waste requiring management and apportion them by waste planning authority area; and,
- establish the pattern of waste management facilities especially for those of national, regional or sub-regional importance.

6.22 Local waste planning authorities will then allocate any additional sites that are required, in accordance with the considerations specified in PPS10 (see margin).

6.23 The submission draft Regional Spatial Strategy for the North East only apportions estimated arisings at a County level (see margin for Tyne and Wear figures). An initial attempt to disaggregate the Tyne and Wear and Tees Valley figures has been made, but has not been the subject of any public consultation. The Tyne and Wear authorities have been unable to agree to these more disaggregated figures. The Regional Assembly has sponsored further research to address these problems.

6.24 South Tyneside generated over 93,000 tonnes of household waste in 2005-2006. Most of the Borough's waste in this and other categories is currently managed or disposed of outside South Tyneside. The main exception being the Tyne Dock composting plant which has a capacity of approximately 12,000 tons per annum. The Council is working with Gateshead MBC and the City of Sunderland in a comprehensive and consistent study of possible sites for a variety of types and scales of waste management facilities. It is anticipated that the results of this exercise will be available in to inform the preparation of site-specific Local Development Documents.

6.25 The South Tyneside Municipal Waste Management Strategy was published in June 2001. With the implementation of 'Kerb It' and 'Kerb It Green' schemes its short and medium term targets have now been met.

South Tyneside  
local development  
framework

Final ADOPTED  
Version

**Development Management  
Policies**

December 2011

South Tyneside Council

The New Development Plan  
for your Borough

Final ADOPTED  
Version

**Development Management  
Policies**

December 2011

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

Adopted by Full Council on 1 December 2011



Development Management Policies:

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

Relevant Supplementary Planning Documents:

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

Relevant 'saved' Unitary Development Plan (UDP) Supplementary Planning Guidance Notes:

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

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

\* Denotes document in draft or yet to be prepared

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

**Policy DM1 Management of Development**

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

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

(continued...)

National Guidance:

- Climate Change Act (2008)
- Development Control: Planning for Air Quality (Environmental Protection UK) (2006)
- Disability Discrimination Act (2005)

Sub-Regional Guidance:

- Tyne & Wear Strategic Flood Risk Assessment (2007)
- Tyne & Wear Air Quality Strategy
- Tyne & Wear Air Quality Delivery Plan
- Tyne & Wear Local Transport Plan (LTP)

Local Guidance:

- South Tyneside Climate Change Adaptation Strategy (2009-2012)
- South Tyneside's Tree and Woodland Policy 2010\*
- South Tyneside Urban Design Framework (2005)
- Strategic Flood Risk Assessment (2010)
- Site-Specific Allocations & Central Jarrow SFRA 09/10
- Local Air Quality Strategy (2008)
- Further Assessment of Air Quality (2007)
- Contaminated Land Strategy (2001)

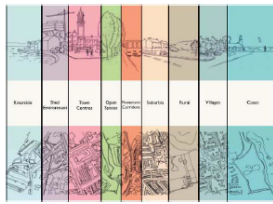


Merchant Court, Monkton Business Park South Award for Place Making (2008)

(Policy DM1 continued...)

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

(continued...)



Urban Design Framework Character Areas

Design and Sustainability

- Urban Design Compendium 1 and 2 (English Partnerships/Housing Corporation)
- Lifetime Homes (Habinteg Housing Association)
- Secured by Design (CABE)
- Building for Life (CABE/Home Builders Federation)
- Code for Sustainable Homes (Communities & Local Government)
- Building-in Sustainability: A Guide to Sustainable Construction and Development in the North East (Durham County Council)

(Policy DM1 continued....)

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

**Design**

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

## Capitalising on our Environmental Assets

National Guidance:

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

LDF Core Strategy Policies: EA1

DM Policies: DM1, DM7, DM8

AAP Policies: SS12, H9, J10

SPDs:

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

\* Denotes document in draft or yet to be prepared

**Protecting Heritage and Archaeology**

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

**Policy DM6 Heritage Assets and Archaeology**

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

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

**Note:** The UK's nomination of the Wearmouth-Jarrow twin monastic site to become a World Heritage Site was formally withdrawn in January 2014 at the recommendation of ICOMOS and UNESCO, and subsequent agreement of central Government and Sunderland and South Tyneside Councils.



Marsden Limekilns Scheduled Monument



Cleadow Hills Conservation Area

(Policy DM6 continued....)

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

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

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

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

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

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

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

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

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

LDF Core Strategy Policies: ST2, EA3

DM Policies: DM1, DM6, DM8, DM9

AAP Policies: SS12, SS13

Other LDF Documents:

SPD3\* Green Infrastructure

SPD5 Planning Obligations & Agreements

SPD22\* Biodiversity & Geodiversity

\* Denotes document in draft or yet to be prepared

Wildlife Corridors:

These were originally established in the Tyne & Wear Nature Conservation Strategy (1986). Those in South Tyneside and priority habitats and species associated with them include:

- South Pier to Trow Point – coastal sand dunes
- Trow Point to Whitburn Steel – coastal grasslands, maritime cliffs and magnesian limestone grassland
- Cleadow North Farm to Cleadow Hill – magnesian limestone grassland
- Cleadow Lane to Marsden – magnesian limestone grassland
- River Tyne – mud flats salt marsh and otter
- Bede's World to River Tyne – mud flats salt marsh and otter
- West Fellgate Farm to River Don – rivers and streams
- Boldon Fellgate Farm to River Don – water vole and otter
- Boldon North Bridge to Bede's World – water vole and otter

Green Infrastructure:

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

Planning Policy Statement 12 'Local Spatial Planning'  
DCLG (2009)

#### Policy DM7 Biodiversity and Geodiversity Sites

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

All proposals for development:

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

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



South Tyneside  
**Local development  
framework**

Final ADOPTED  
Version

**Site-Specific  
Allocations**

April 2012

**South Tyneside Council**

The New Development Plan  
for your Borough

Final ADOPTED  
Version

**Site-Specific  
Allocations**

April 2012

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

Adopted by Full Council on 12 April 2012

# Improving Accessibility



LDF Core Strategy Policies: ST2, A1, SO6

DDP Policies:

SA1, SA3, SA4, SA5, SA6, SA7, SA8, SA9, SA10, SA11, SA12

Local Development Documents:

LDD4\* Development Management Policies  
 LDD6 South Shields Town Centre & Waterfront AAP  
 LDD7 Central Jarrow AAP  
 LDD8 Hebburn Town Centre AAP  
 SPD1 Sustainable Construction & Development  
 SPD2\* Urban Design  
 SPD3\* Green Infrastructure Strategy  
 SPD5 Planning Obligations & Agreements  
 SPD6 Parking Standards  
 SPD7 Travel Plans  
 SPD8 South Shields Riverside Regeneration  
 \* Denotes document in draft or yet to be prepared

Tyne & Wear Local Transport Plan 2006-11

(LTP – South Tyneside Annex)

Tyne & Wear Transport Innovation Fund (TIF) People in Motion project

Tyne & Wear Rights of Way Improvement Plan (2007)

South Tyneside Cycling Strategy 2006-2011

South Tyneside Transportation Study (2006/2008)

South Tyneside Transport Study

(2010/2011)

## Introduction

3.1 We want to make sure that South Tyneside is easy to get around for everyone. Many transportation proposals in the borough will involve improvements to existing highways and public transport routes that would not place a direct requirement on land provision. Where proposals do have land use implications, it is important to safeguard the land necessary to accommodate them and ensure that their implementation is not prejudiced by other development.

## Policy SA2 Improving Physical Accessibility and Transport Infrastructure

The accessibility of South Tyneside will be improved for all modes of travel, giving priority to sustainable travel, by:

- A) creating and improving pedestrian/cycle/bridleway routes to facilitate the continued expansion of the South Tyneside cycle network and Public Rights of Way network;
- B) safeguarding land for new Metro stations in the following locations:
  - i) Monkton Fell, Lukes Lane, Hebburn (by 2026);
  - ii) High Lane Row, Hebburn (by 2026); and
  - iii) Mill Lane, Hebburn (by 2026);
- C) enabling the dualling of the Metro line between Pelaw and Jarrow/Bede Metro Stations by track-sharing with the parallel freight line (by 2026);
- D) safeguarding the following transport corridors for a possible new Metro link between South Shields and Sunderland (by 2016):
  - i) the existing (and part former) Tyne Dock mineral line between Tyne Dock and Brockley Whins Metro Stations (including the Brockley Whins curve); or
  - ii) the former West Harton mineral line (existing footpath/cycleway) between Tyne Dock and East Boldon Metro Stations;
- E) safeguarding the former Leamside railway line corridor for possible reinstatement for strategic freight services and/or public transport (by 2026);
- F) safeguarding land to enable additional park-and-ride facilities at East Boldon Metro Station (by 2021);

[continued ...]



[Policy SA2 continued ...]

- G) improving car parking facilities to serve the existing Epina Business and Enterprise Centre at Clervaux Terrace, Jarrow (by 2021);
- H) creating a new access and car parking for Monkton Stadium on part of the former Lukes Lane Primary School site at Marine Drive, Hebburn, to help reduce congestion in the Monkton Conservation Area (by 2013);
- I) enabling enhancements and highway infrastructure improvements for traffic movement and the reduction of congestion at the following junctions and sections of our Strategic Road Network:
  - i) A1018 Westoe Road between the Dean Road and Beach Road junctions (by 2016);
  - ii) A1018 Westoe Road / B1298 Chichester Road (Westoe Bridges) junction (by 2016);
  - iii) A194 Western Approach / West Way junction (by 2016);
  - iv) A194 Slake Terrace / B1302 Hudson Street (Tyne Dock) junction (by 2016);
  - v) A194 Newcastle Road / A185 Jarrow Road (Arches) roundabout (by 2016);
  - vi) A1300 John Reid Road / A194 Leam Lane roundabout (by 2016);
  - vii) A194 Leam Lane between the A19(T) Lindisfarne interchange and A1300 John Reid Road (by 2016);
  - viii) A19(T) / A194 Lindisfarne interchange (by 2016);
  - ix) A1018 King George Road / A1300 John Reid Road / Prince Edward Road roundabout (by 2016);
  - x) A1300 John Reid Road / B1298 Boldon Lane / Whiteleas Way junction (by 2016);
  - xi) B1298 Galsworthy Road / Benton Road junction (by 2016);
  - xii) B1298 New Road / Boldon Lane junction (by 2016);
  - xiii) A184 Newcastle Road / B1298 Abingdon Way junction (by 2016);
  - xiv) A194 Western Approach between the A185 Jarrow Road (Arches roundabout) and B1302 Hudson Street (Tyne Dock) (by 2021);
  - xv) B1298 Abingdon Way / B1298 Henley Way junction (by 2021);

[continued ...]



[Policy SA2 continued ...]

- xvi) B1298 Abingdon Way between the A184 Newcastle Road and the B1298 Henley Way (by 2021);
  - xvii) A185 Victoria Road West / B1306 Mill Lane junction (by 2021);
  - xviii) B1306 Mill Lane / Monkton Lane junction (by 2021);
  - xix) A194 Western Approach / A194 Crossgate / B1303 Station Road junction (by 2026);
  - xx) B1298 Boldon Lane between the B1298 Stanhope Road and the A1300 John Reid Road (by 2026);
  - xxi) A1018 King George Road / Shields Road / Sunderland Road between John Reid Road and the A184 Newcastle Road (by 2026);
  - xxii) A184 Front Street / Sunderland Road / B1299 Station Road junction (by 2026);
  - xxiii) A19(T) / A184(T) / A184 Newcastle Road interchange at Testos roundabout, including providing for the safeguarding of land to enable grade separation of the A19(T) (by 2026);
  - xxiv) A194 Leam Lane between the B1516 York Avenue and the A19(T) Lindisfarne interchange (by 2026);
  - xxv) A194(M) / A194 Leam Lane / A184(T) White Mare Pool interchange (by 2026); and
- J) safeguarding land, subject to feasibility studies, to allow for any future need to realign the Coast Road at Marsden (by 2026) and for the relocation of the Lizard Point car park, within the corresponding designated Coastal Change Management Area;
- as shown on the Proposals Map.
- Planning contributions towards these transport infrastructure schemes will be required from future development proposals in accordance with Core Strategy Policies ST1 and A1.



3.2 South Tyneside has had a long-running programme of creating new and improved cycle routes as part of its expanding cycle network, as set out in the South Tyneside Cycling Strategy. This policy supports the continued establishment of this comprehensive network together with other public rights of way as part of encouraging a healthy and sustainable lifestyle. This route network integrates with the borough's wider multi-functional network of green infrastructure, which includes parts of disused railway lines, the established Linked Open Space System (LOSS – see Core Strategy Policy SC6) and general green open space corridors, and provides the opportunity for sustainable physical access that supports healthier lifestyles.

**Green Infrastructure:**

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

Planning Policy Statement 12 'Local Spatial Planning' DCLG (2009)

**LDf Core Strategy Policies:**

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

**DPD Policies:** SA1, SA2, SA6, SA8, SA9,

**Local Development Documents:**

- LDD4\* Development Management Policies
  - SPD1 Sustainable Construction & Development
  - SPD2\* Urban Design
  - SPD3\* Green Infrastructure Strategy
  - SPD5 Planning Obligations & Agreements
- \* Denotes document in draft or yet to be prepared

- South Tyneside Sport & Physical Recreation Strategy
- South Tyneside Open Space Strategy (2009)
- South Tyneside Playing Pitch Strategy (2003/2009)
- South Tyneside Playing Pitch Strategy and Open Space Strategy studies Addendum (2009)
- Sport England Planning Bulletin 8: Playing Fields for Sport Revisited
- Sport England's Design Guidance Note: Natural Turf for Sport

**Green Infrastructure**

5.13 Our adopted Core Strategy already seeks to protect and enhance our green infrastructure, with the principal wildlife corridors and strategic linked open space system being broadly shown on the Proposals Map. Green infrastructure is the planned network of multi-functional green spaces and inter-connecting links, which are designed and managed to meet the environmental, social and economic needs of communities. It includes areas of recreational open space, playing fields and allotments as well as natural and semi-natural habitat areas and agricultural land. Well-designed green infrastructure provides a number of benefits including improving the quality of life of residents, promoting healthier lifestyles and helping to strengthen local economies as well as being culturally important, providing a focal point and landmark for communities and contributing to a sense of place. It can also help to mitigate climate change through creating cooler microclimates, improving carbon storage and helping to manage flood risk. In terms of biodiversity, green infrastructure provides habitat corridors and a more permeable landscape to help wildlife adapt to climate change. We want to ensure that these are maintained and enhanced, and where necessary and appropriate to create new green corridors to link the rural and urban fringe areas of the borough with our inner urban and riverside green spaces.

**Policy SA7 Green Infrastructure and Recreational Opportunities**

We will seek to improve the quality of the public realm and the provision of publicly-accessible recreational open spaces throughout South Tyneside by:

- A) ensuring that all major and large-scale developments include high quality landscaping with a variety of public open spaces, in accordance with our adopted standards;
- B) protecting and enhancing the parks, recreational open spaces and playing fields in the borough, particularly as part of the linked open space system, in accordance with our adopted standards and other proposals in this document;
- C) encouraging proposals that maintain and enhance the recreational viability of the seafront beaches and riversides and associated landscape features;
- D) creating new public recreational open spaces on the following sites:
  - i) land within Westoe Crown Village, South Shields<sup>2</sup> (approx. 4.0ha) (by 2011);
  - ii) site of electricity substation at Hawthorne Street, Jarrow (approx. 0.4ha) (by 2016);
  - iii) within the Argyle Street / Caledonian Street<sup>2</sup> mixed-use site in Hebburn, to protect the most valuable biodiversity areas (by 2016);

[continued ...]



#### Major and large-scale developments

A major application is defined as an application for 10 or more dwellings or development comprising 1,000 sq m of floor space for retail, business, storage or other purposes.

[Policy SA7 continued ...]

- E) creating new publicly-accessible playing fields on the following sites:**
- i) Temple Park Junior School, Manet Gardens, South Shields (approx. 2.3ha) (by 2012);
  - ii) land at Lukes Lane Primary and Infants Schools and adjacent open space land at Marine Drive, Lukes Lane, Hebburn (approx. 3.7ha) (by 2012);
  - iii) former Brinkburn Comprehensive School, McAnany Avenue, South Shields<sup>#</sup> (by 2016);
  - iv) land to the south of the existing Chuter Ede playing fields, South Shields (approx. 6.9ha) (by 2016);
  - v) land to the south of Perth Green Community Centre, Inverness Road, Jarrow (approx. 1.0ha) (by 2017).
- F) creating new public allotments on underused 'backland' areas within residential areas, and on the following sites:**
- i) land to the south of Green Lane allotments, Brockley Avenue, South Shields (approx. 0.6ha) (by 2013); and
  - ii) land within the School Street residential development, Hebburn (approx.0.1ha) (by 2013).
- with reserve sites at:**
- iii) land at Temple Park Junior School, Manet Gardens, South Shields (approx. 2.3ha) (by 2016);
  - iv) land to the south of the existing Chuter Ede playing fields, South Shields (approx. 6.9ha) (by 2016);
- G) facilitating the extension of Jarrow Cemetery, Cemetery Road, Jarrow (approx. 0.8ha) (by 2026);**
- H) enabling the enhancement of the quality and provision of water sports and associated recreational facilities at Hebburn Boat Club<sup>#</sup> on Hebburn Riverside, including the creation of a new extended riverside walkway; and**

[continued ...]

[Policy SA7 continued ...]

- I) supporting proposals for other outdoor sport, recreation and leisure uses and ancillary development associated with the River Tyne and coastal and Great North Forest areas, 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, particularly the integrity of the European interest species found at designated sites.**

<sup>#</sup>Proposals on sites allocated for mixed-use developments should be consistent with Policy SA1, with all proposals being in accordance with other site allocation policies and designations, as shown on the Proposals Map, and any relevant site development briefs or masterplans.

- 5.14 Development should be designed to contribute positively towards the different green infrastructure functions where sustainable and appropriate. In support of Core Strategy Policy SC6, updated guidance and standards for open space and playing pitch provision in South Tyneside are being prepared as part of the forthcoming Green Infrastructure Strategy supplementary planning document. This will also set out a detailed action plan for delivering the improvements identified as necessary to enhance the quantity, quality, attractiveness and management of recreational land and natural habitat areas.
- 5.15 New public recreational open space is planned within the Westoe Crown Village development that is currently under construction. New school playing fields have already been created as part of the Westoe Crown Primary School, as well as a new all-weather pitch as part of the rebuilding of Whitburn Church of England VA Comprehensive School.
- 5.16 Land is allocated to provide for the creation of new playing fields as part of strategic sporting hubs to the south of the existing Chuter Ede Education Centre playing fields in South Shields, and through the extension of the Monkton Stadium site onto the closing Lukes Lane Primary and Infants School site and adjacent open space land in Hebburn. This would also have the benefit of increasing the viability of those facilities. The proposed creation of new community sports and recreational facilities on the Brinkburn and Hedworthfield Comprehensive School sites is set out in paragraph 5.12 above. We also want to create new publicly-accessible playing pitches on disused former playing field land to the south of the Perth Green Community Centre in Jarrow, and on the closing Temple Park Junior School site in South Shields. Providing these new and enhanced good quality playing fields will help to off-set the loss of existing playing fields associated with the proposed closure of various primary schools (see Policy SA4 and paragraph 4.21, and the council's addendum paper to the Playing Pitch Strategy





