

# South Tyneside Strategic Land Review

## Frequently Asked Questions

January 2018

### **What is the purpose of the Strategic Land Review?**

The Strategic Land Review (SLR) is an assessment of land to see which areas have potential for housing or economic development in the future. This is the final version of the SLR and it will form part of the evidence base which will help inform the new Local Plan for South Tyneside. **For the avoidance of doubt it does not allocate sites for development nor does it set planning policy.**

### **What consultation has taken place on the Strategic Land Review?**

The draft SLR was published in May 2016. The corresponding 'Plan Your Borough' consultation ran from May – July 2016, it was widely publicised with leaflets sent to every residence in South Tyneside and adverts being placed in prominent locations around the borough and in local media.

A wide range of well attended events took place including exhibition drop-in events, roundtable discussions, and presentations to both local residents and at Community Area Forums. More events were added during the course of the consultation to meet demand.

### **Have my views been listened to?**

The response to the consultation was impressive, with more than 4,300 representations being received. Information and comments received as part of the consultation have helped to refine the SLR assessment framework, including the introduction of a Green Belt assessment. Relevant information about specific sites has also been included to enhance individual site assessments. Following these changes to the assessments and additional information received some SLR site assessments have changed.

Additional sites and sub-divisions of originally-assessed sites were also put forward within the responses to the consultation and have been taken account of.

This final version of the SLR is the product of the consultation with all relevant views being considered.

### **Can I give my views on this final version of the Strategic Land Review?**

Relevant comments and suggestions made to the draft SLR consultation in summer 2016 have helped finalise this document, therefore, this final document will not be formally consulted upon

again. However, the SLR will be one of the documents that comprise the evidence base for the emerging Local Plan. In due course, representations that are submitted to the Local Plan will have the opportunity to have their comments considered by an Independent Inspector. The Inspector's role will be to assess whether the evidence base for the Local Plan is robust.

Planning applications must also be submitted before any development can take place, which also provides an opportunity for public consultation.

### **What do the red, amber and green sites on the map mean?**

The colours of the sites shown on the SLR map refer to the development potential of each site based on officer assessment. This does not involve detailed site investigation or formal development appraisals at this stage.

Sites shown as **green** are considered to be most suitable for development.

**Amber** sites are not as suitable as green sites as they may be in the Green Belt or include other designations such as open space or playing fields, or may need some mitigation to support development.

Sites shown as **red** are considered the least suitable for development and therefore less likely to be considered for development in the Local Plan.

Yellow sites have already gained planning permission since preparation of the SLR began, with the vast majority either under construction or completed.

### **So, does that mean new houses and businesses are going to be built on all the green and amber sites?**

No. At present no decisions have been made on which sites are to be developed. But, the new Local Plan must identify sites to be allocated for new development over the next 20 years. The green and amber sites in the SLR are more likely to be able to support this development, however all site options must be considered in the preparation of the Local Plan. Planning applications must also be submitted before any development can take place, which also provides an opportunity for public consultation. It is important to remember that factors may change over time, which can affect the suitability of sites for development. Indeed, other sites previously not considered (known as 'windfall' sites) may also come forward as we prepare the Local Plan.

### **How many houses will be built?**

Previously, we expected that the Local Plan would need to provide around 4,500 new houses between 2016 and 2036. However, the Government recently proposed a new national housing methodology, which means we may need to build an additional 660 homes over the next 20 years.

**But don't we have brownfield sites which we can build on?**

Yes –and the Local Plan will prioritise the development of the most suitable brownfield sites. But unfortunately, it is unlikely that there are enough suitable brownfield sites in South Tyneside to accommodate all the housing and employment we need to provide for in the Local Plan.

**What about the cumulative impact of building homes on local facilities, schools, roads and infrastructure?**

New housing will increase pressure on community facilities and infrastructure. We will work closely with residents, Councillors, other council departments and partners to ensure the new Local Plan will provide the facilities, amenities and improvements to the road network to support new development.

**What about the impact on the environment?**

The council has a duty to protect the built and natural environment and we will protect our most valuable and important assets. Future development will need to consider any impacts on wildlife, our historic environment and landscape. This is fundamental to the Local Plan.

**What are the next stages and when will the Local Plan be ready?**

We are now working on producing a draft Local Plan. The draft Local Plan should be available for public consultation this year. We are aiming to have a new Local Plan adopted in 2019.

**Can I be involved and kept informed?**

Yes! We need your involvement to help us prepare the Local Plan. If you would like to be kept informed of the Local Plan progress, please e-mail us with your details at [local.plan@southtyneside.gov.uk](mailto:local.plan@southtyneside.gov.uk)