

# **THE SOUTH TYNESIDE LOCAL PLAN**

## **A LOCAL DEVELOPMENT SCHEME FOR SOUTH TYNESIDE**

**MAY 2019**



**South Tyneside Council**

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## 1. INTRODUCTION

- 1.1 Councils must prepare and keep updated development plan documents (known as “Local Plans”). These set a framework for how areas will grow and change over 15-20 years and provide the starting point to determine all planning applications. Government requires new or updated plans are delivered as soon as practical to support the delivery of more homes.
- 1.2 Accordingly, this Local Development Scheme (LDS) provides information on:
- The development plan document(s) we will prepare over the next 3 years (*ie* 2019-2022);
  - The subject matter of those documents and the geographical area they cover;
  - The timetable for the preparation and adoption of those documents.

## 2. THE EXISTING LOCAL PLAN FOR SOUTH TYNESIDE

- 2.1 Our current local plan comprises several development plan documents that were adopted in accordance with the Planning and Compulsory Purchase Act 2004.

Document	Subject Matter
Core Strategy Development Plan Document (2007)	Strategic policies for the development of the Borough and influences subsequent plans prepared.
South Shields Town Centre & Waterfront Area Action Plan (2008)	Guide change and growth across the three defined areas they cover.
Hebburn Town Centre Area Action Plan (2008)	
Central Jarrow Area Action Plan (2010)	
Development Management Policies (2011)	Borough wide development management policies.
Site-Specific Allocations (2012)	Sets out sites to be allocated for development and land designated for other purposes.
International Advanced Manufacturing Park Area Action Plan (2017)	Guides the economic growth to the north of Nissan, setting out the necessary infrastructure requirements and environmental enhancements.

## 3. MOVING TOWARDS A NEW LOCAL PLAN

- 3.1 With the exception of our International Advanced Manufacturing Park AAP, our other planning documents have been in place for between 6 and 11 years. Whilst delivering many of their intended outcomes, they need to be updated responding to:
- The new National Planning Policy Framework (2019);
  - New evidence relating to our longer term growth needs for homes, jobs and shops (including the new “standard method” to determine the homes required).
- 3.2 Our new single Local Plan will consolidate and replace the existing Core Strategy, Development Management Policies, Site-Specific Allocations and Area Action Plans for Hebburn, Central Jarrow

and South Shields Town Centre & Waterfront. The International Advanced Manufacturing Park AAP will remain and operate alongside our new Plan (once its adopted).

3.3 We have already started on bringing forward our new Plan with extensive consultations being held with a range of partners, organisations and our residents into the following:

- The Local Plan Key Issues and Options (February to April 2013);
- The Local Plan Growth Options (June to July 2015); and
- The Strategic Land Review (May to June 2016).

3.4 Our new Borough-wide Plan will cover the period to 2036 and will contain strategic and more detailed policies that:

- Set the need for our future housing, employment and retail and allocate those sites needed;
- Addresses future infrastructure requirements such as transport, telecommunications, waste management, water supply, flooding and coastal change, and the provision of minerals;
- Make provision for community facilities (such as health, education and cultural infrastructure);
- Address climate change mitigation and adaptation, and conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure.

3.5 The following summarises the Plan’s timetable (a more detailed profile is at Annex 1):

Stage	Date
Sustainability Appraisal Scoping Report Consultation	August – September 2018
Pre-Publication Draft Consultation	July – August 2019
Publication Draft Consultation	February – March 2020
Formal Submission to the Secretary of State	July 2020
Examination Hearings	November 2020
Main Modifications Consultation	February – March 2021
Adoption	June/July 2021.
Review of Strategic Policies and any associated policies	Within 5 years of adoption (by June/July 2026).

## 4. NEIGHBOURHOOD PLANNING

4.1 Neighbourhood Plans were introduced through the Localism Act 2011. These are community-led frameworks that guide the future development and growth of an area which conforms to the strategic policies of the adopted Local Plan. Neighbourhood Plans once “made” (*ie* approved via a community referendum) will be adopted as part of the overall development plan.

4.2 To date, two Neighbourhood Forums have been designated who will prepare separate Neighbourhood Plans for East Boldon and Whitburn. These will sit and work alongside our own Local Plan policies affecting those specific Areas. These are being prepared independently and are excluded from this LDS. Whilst at relatively early stages, we will continue to work with and support those respective Neighbourhood Forums (and others) wanting to pursue Neighbourhood Plans.

## 5. OTHER IMPORTANT DOCUMENTS

5.1 Moving forward, we have and will continue to prepare a range of other documents that do not constitute Development Plan Documents. These will play a key role in supporting the Plan.

### SUPPLEMENTARY PLANNING DOCUMENTS

5.2 Supplementary Planning Documents (SPDs) provide guidance on how our development plan policies will be applied and are material considerations in the decision making process. Our adopted SPDs can be found at: <https://www.southtyneside.gov.uk/article/36021/Supplementary-Planning-Documents>.

5.3 In due course, we will review our SPDs to ensure they are consistent with the new Plan's policies. Where necessary, we will rationalise what we have and consider bringing forward others. Given our immediate priority lies with delivering the Plan, they are not addressed in this LDS.

### COMMUNITY INFRASTRUCTURE LEVY

5.4 A Community Infrastructure Levy sets out a standard charge that may be levied on specified types of development to contribute towards required infrastructure. The process to bring forward CIL is comparable to plan making (*ie* it is informed by evidence, the charges are consulted upon and are examined before an Independent Inspector).

5.5 We are exploring whether CIL would be appropriate and should decide to proceed, an amendment to the LDS will be made in due course.

### STATEMENT OF COMMUNITY INVOLVEMENT

5.6 The SCI details how we engage with communities, statutory consultees and other stakeholders in making our Plan and determining planning applications. Our SCI was last reviewed in January 2013 and we intend to update over 2019. It can be viewed at: <https://www.southtyneside.gov.uk/article/36014/Getting-Involved-and-Public-Consultations>

### EVIDENCE

5.7 Our Plan will need to take account of an extensive range of evidence and studies that we have assembled and/or continue to prepare and update. This includes:

▪ Strategic Flood Risk Assessment	▪ Employment Land Review
▪ Strategic Housing Market Assessment	▪ Green Belt Review
▪ 5 Year Housing Land Supply Statement	▪ Infrastructure Delivery Plan
▪ Heritage Impact Appraisals	▪ Green Infrastructure Strategy
▪ Whole Plan Viability Appraisal	▪ Housing Implementation Strategy
▪ Transport Modelling	▪ Playing Pitch Strategy

- 5.8 All existing evidence supporting our Plan can be viewed online at: <https://www.southtyneside.gov.uk/article/36020/Supporting-Documentation-and-Evidence-Base-Studies>. These pages will be updated as new evidential studies and assessments are completed.
- 5.9 The **Habitats Regulation Assessment (HRA)** is the statutory process to assess the potential impacts of the Local Plan on “Natura 2000” sites, which for us comprises along our coastline Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). To comply with the requirements of the Habitats Regulations, our Plan will be subject to a Screening Assessment and as it advances, the HRA will be updated and submitted to Natural England for comment and sign off.
- 5.10 The **Sustainability Appraisal (SA)** (incorporating the Strategic Environmental Assessment) is a statutory process assessing the potential impacts of the Plan on a range of economic, social and environmental considerations. Our SA incorporates the principles of an **Equality Impact Assessment (EqIA)** and a **Health Impact Assessment**. As a precursor, in 2018, we consulted upon an updated baseline SA Scoping Report. An SA for each stage of the Plan will assess how these considerations have been integrated into the Plan; the reasons for choosing one approach above alternatives; and the arrangements for monitoring the significant environmental effects.

## 6. MONITORING AND REVIEW

- 6.1 Our Authority Monitoring Report (AMR), will assess on an annual basis progress against this LDS. Furthermore, the AMR will also assess the extent to which the new Local Plan’s policies are delivering their intended purpose when measured against related targets *ie*:
- Have targets either been met or are on schedule to be achieved; or where not
  - Why, considering the introduction of certain contingency measures.
- 6.2 The NPPF requires us to assess the Plan’s strategic policies at least once every 5 years post adoption, including a new timetable for when any required alterations will be brought forward.
- 6.3 Wider mechanisms also exist that may trigger a change to the LDS:
- The Secretary of State can intervene where councils are failing to bring plans forward quickly enough or even direct councils to amend their LDS to accelerate plan production;
  - The Government’s new Housing Delivery Test imposes a series of remedial actions on councils where delivery falls below certain thresholds.

## 7. PROGRAMME MANAGEMENT AND CONTINGENCY PLANNING

- 7.1 It is essential that our LDS remains challenging (to meet the Government’s agenda plan production) and realistic (against the available resources and issues we must address).
- 7.2 Cabinet meets monthly and oversees the Plan’s preparation approving documents for consultation. The power to approve the Plan’s adoption lies with Full Council. Management is overseen by our Acting Corporate Director for Economic Regeneration and Senior Development Services Manager. Day to day management is undertaken by the Operations Manager for Spatial Planning supported by the x3.2 FTE staff members and a temporary x1 FTE post.

- 7.3 Specialist expertise from wider teams from across the Council including highways and engineering, environmental health, asset management and countryside also support production. We have and will continue to use external advice to support preparation of the evidence and studies.
- 7.4 Budgetary requirements are monitored in line with our existing corporate budgetary processes.
- 7.5 To ensure that we can deliver our Plan in accordance with this LDS, the following risk assessment offers a range of contingency actions to minimise the impact of those risks should they arise.

Risk Factor	Likelihood / Scale of Impact & (Nature of Impact)	Contingency Actions
Programme Slippage	Medium / High <b>(Delays / Financial Cost)</b> Slippage could lead to reputational issues + Government is now exercising its intervention powers where plans have slipped against published milestones.	<ul style="list-style-type: none"> <li>▪ Continue to ensure progress is carefully monitored and contingency actions are implemented where appropriate.</li> </ul>
Work demands that are not programmed notably Neighbourhood Plans	High / High <b>(Delays / Financial Cost)</b> Providing technical support to the two extant Neighbourhood Forums could redirect staff resources from meeting key milestones.	<ul style="list-style-type: none"> <li>▪ Manage inputs to the Neighbourhood Plans and prioritise inputs to scale of support required.</li> <li>▪ Maintain ongoing dialogue with Neighbourhood Forums to monitor their programmes, identify and manage potential peaks in demand in advance.</li> </ul>
Changes to National planning legislation, policy and guidance	Medium / High <b>(Delays)</b> Changes may affect the content and direction of both the evidence and the policies (triggering additional work).	<ul style="list-style-type: none"> <li>▪ Monitor new and emerging policy at the point of publication and prioritise managing any impacts on the LDS key milestones.</li> <li>▪ Where necessary, continue to seek advice from MHCLG, Planning Inspectorate and PAS.</li> <li>▪ Continue to monitor any key issues arising from other Local Plan examinations.</li> </ul>
Staff Resources	Medium/High <b>(Delays / Financial Cost)</b> Loss of staff will impact on evidential and plan production – leading to delays.	<ul style="list-style-type: none"> <li>▪ Ensure sufficient resources with necessary experience and expertise are available.</li> <li>▪ Continue to liaise with other Operational Managers regarding the internal specialist expertise that is being provided.</li> <li>▪ Consider use of consultants / short term contracts to provide specialist advice.</li> <li>▪ Continue ‘buddy’ system so officers are aware of others workloads.</li> </ul>
Budgetary Limitations	Medium/High <b>(Delays)</b> The Directorate has undergone a significant restructure/rationalisation. However, limited financial resources may impact on our ability to procure specialist external support at the right time.	<ul style="list-style-type: none"> <li>▪ Continue to apply corporate budgetary management processes.</li> <li>▪ Provide budgetary spend profile based upon the LDS including anticipated costs of external support.</li> </ul>
Legal compliance / Soundness and Legal Challenge	Medium/High <b>(Delays / Financial Costs)</b> Failure to prepare a plan that is sound or legally compliant may result in the Plan being rejected by the Planning Inspectorate or result in a successful high court challenge.	<ul style="list-style-type: none"> <li>▪ Ensure the plan is based upon robust evidence.</li> <li>▪ Work closely with the Planning Inspectorate.</li> <li>▪ Ensure an ongoing and effective dialogue with adjoining authorities and key stakeholders recorded in statements of common ground.</li> <li>▪ Maintain the PAS Legal and Soundness Self-Assessment Checklists.</li> </ul>

## 8. ANNEX 1 : DOCUMENT PROFILE

<b>South Tyneside Local Plan</b>	
<b>Status</b>	Development Plan Document
<b>Position in Chain of Conformity</b>	General conformity with the National Planning Policy Framework (2018) and Planning Practise Guidance.
<b>Geographic Coverage</b>	Borough Wide
<p>The new Local Plan will replace the existing Core Strategy, Development Management Policies, Site-Specific Allocations and the separate Area Action Plans for Hebburn, Central Jarrow and South Shields Town Centre &amp; Waterfront.</p> <p>It will set out the vision, objectives and strategy for the type, scale and distribution for development, including strategic and development management policies and site allocations.</p>	
<b>Sustainability Appraisal Scoping Report Consultation</b>	August – September 2018
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