



South Tyneside Council

# **South Tyneside Local Plan- Local Development Scheme**

**March 2025**

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# Introduction

- 1.1 This document is the Local Development Scheme (LDS) for the South Tyneside Local Plan and other supporting planning documents. Councils must prepare and keep updated development plan documents known as 'Local Plans'. These documents set a framework for how areas will grow and change over 15-20 years and provide the starting point in determining all planning applications.
- 1.2 Councils are required to produce a Local Development Scheme (LDS) under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The Local Development Scheme must specify the documents which when adopted will comprise the local development documents for the area.
- 1.3 Accordingly, this Local Development Scheme provides information on:
  - The development plan document(s) we will prepare over the next 3 years (i.e. 2025-2028)
  - The subject matter of those documents and the geographical area they cover
  - The timetable for the preparation and adoption of those documents
- 1.4 This Local Development Scheme replaces the Council's last LDS which was published in October 2023 (Updated March 2024).

# Development Plan for South Tyneside

2.1 Planning legislation requires all local planning authorities to produce what is called a 'Development Plan'. A development plan is prepared by local planning authorities and sets out a long-term plan for development of an area. The development plan is usually made of adopted Development Plan Documents (DPD) and supporting Supplementary Planning Documents (SPD). It sets out an overall strategy and policies for the pattern, scale and design quality of places in that area.

## Current Development Plan

2.2 Our current development plan comprises several documents that were adopted in accordance with the Planning and Compulsory Purchase Act 2004. These documents predominantly comprise of the Local Development Framework (LDF) and are set out in Table 1.

<b>Document</b>	<b>Year</b>	<b>Subject Matter</b>
Core Strategy Development Plan Document	2007	Strategic policies for the development of the borough.
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.

- 2.3 There are two 'made' Neighbourhood Plans within South Tyneside:
- East Boldon Neighbourhood Plan
  - Whitburn Village Neighbourhood Plan
- 2.4 Each neighbourhood plan forms part of the Development Plan for the specific areas in South Tyneside that they cover. As however, as they are not prepared by the Council they are not considered in detail within this document.

## Moving towards a new Local Plan

- 2.5 The emerging South Tyneside Development Plan will be made up of two documents prepared by South Tyneside Council:
- The South Tyneside Local Plan
  - The International Advanced Manufacturing Park (IAMP) Area Action Plan

And two made neighbourhood plans:

- East Boldon Neighbourhood Plan
- Whitburn Village Neighbourhood Plan

## South Tyneside Local Plan

- 2.6 The South Tyneside Local Plan will:
- 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 the conservation and enhancement of the natural, built and historic environments, including landscape and green infrastructure.

- 2.7 Once adopted the Local Plan will supersede all documents listed in Table 1 above, except for the IAMP AAP and the Made Neighbourhood Plans referred at paragraph 2.3 above.

## The International Advanced Manufacturing Park Area Action Plan

- 2.8 The International Advanced Manufacturing Park Area Action Plan (IAMP AAP) is a cross-boundary plan with Sunderland City Council, which establishes a

framework for development within its boundary. As the IAMP AAP was adopted on 30 November 2017 a review of this plan was undertaken in October 2022. This review concluded that, at that point in time, the policies of the AAP remained effective and consistent with national policy.

- 2.9 Notwithstanding the above, both Sunderland and South Tyneside have now committed to preparing a new AAP which, upon adoption, would replace the current IAMP AAP. Further details are provided in Section 3.

## Other Policy Documents

### Supplementary Planning Documents

- 2.10 Supplementary Planning Documents are intended to expand upon or provide further details to policies in the Local Plan. Supplementary Planning Documents are not subject to examination but are adopted by the Council, having been informed by community and stakeholder involvement in their preparation. Once adopted, Supplementary Planning Documents will form part of the Local Plan as non-statutory documents.

### Statement of Community Involvement (SCI)

- 2.11 The Council must also produce a Statement of Community Involvement setting out how it intends to consult and involve the community in the preparation and review of local development documents and in development management decisions. The SCI was last updated in 2022.

### Authority Monitoring Report

- 2.12 The Annual Monitoring Report assesses whether policies, targets and milestones have been met and will inform the review of the Local Development Scheme.

## Neighbourhood Plans

- 2.13 Neighbourhood Plans were introduced through the Localism Act 2011. These are community-led frameworks that guide the future development and growth of an area whilst conforming to the strategic policies of the adopted Local Plan. Neighbourhood Plans once “made” (i.e. approved via a community referendum) will be adopted as part of the overall development plan.
- 2.14 To date, two Neighbourhood Forums have been designated for East Boldon and Whitburn. Both the East Boldon Neighbourhood Plan and Whitburn Village Neighbourhood Plan have been ‘made’. Neighbourhood Plans sit and work alongside our own Local Plan and form part of the Development Plan.

Neighbourhood Plans are prepared independently and are excluded from this Local Development Scheme. However, the Council will continue to work with and support those respective Neighbourhood Forums (and others) that want to pursue Neighbourhood Plans.

## South Tyneside Local Plan and other policy documents timetable

### South Tyneside Local Plan

Table 2. Current South Tyneside Local Plan	
<b>Role and Purpose</b>	Set out strategic policies to deliver needs for the borough, setting out the opportunities for development and clear guidance on what will or will not be permitted where.
<b>Coverage</b>	Borough wide
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	In accordance with legislation and national planning policies and guidance.

- 3.1 The Council has sought to progress a new Local Plan for South Tyneside over previous years. The LDS published in October 2024, set out the timetable for the Publication draft Local Plan 2023 -2040. This timetable is presented in Fig.1.



**Fig 1. Publication draft Local Plan 2023 – 2040  
Timetable – (LDS 2024)**



3.2 On 5 September 2024, the Publication draft Local Plan was brought to Borough Council to seek endorsement for the plan to be submitted to the Secretary of State for Examination in Public. This was in line with the timetable set out in Fig 1. However, the plan was not endorsed by Borough Council and therefore the Publication draft Local Plan was not submitted for examination.

3.3 Following the publication of a new National Planning Policy Framework (NPPF) in December 2024, the Local Plan was again referred to Borough Council on 27 February 2025 and where it was not endorsed for submission.

3.4 On 4 March 2025, The Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) intervened in the South Tyneside Local Plan. Under section 27 of the 2004 Planning and Compulsory Purchase Act, the Council was directed to submit the Publication draft South Tyneside Local Plan (2023 to 2040) for Examination in Public by 12 March 2025.

3.5 In accordance with the Secretary of State's direction, on 11 March 2025 the Publication Draft South Tyneside Local Plan (2023 to 2040) was submitted to the planning inspectorate for independent examination.

3.6 The timetable for the new Local Plan is set out below in Fig 2.

**Fig 2. LDS South Tyneside Local Plan (2023 – 2040)  
Timetable (2025)**



# New International Advanced Manufacturing Park (IAMP) Area Action Plan Timetable

Table 3. International Advanced Manufacturing Park (IAMP) AAP	
<b>Role and Purpose</b>	Sets out policies to support the delivery of an advanced manufacturing park on land to the north of the Nissan site. Upon adoption the new AAP would replace the current version
<b>Coverage</b>	International Advanced Manufacturing Park Area Action Plan Area
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	In accordance with legislation and national planning policies and guidance.

Fig 3. New International Advanced Manufacturing Park (IAMP) Area Action Plan Timetable



# Supplementary Planning Documents

- 3.7 A number of SPDs will be prepared to support adopted policies within the Local Plan. A review of SPD's will take place once the Local Plan is adopted. The council may seek to prepare additional SPDs in the future, at which stage this LDS would be updated to reflect this.

## Adopted Supplementary Planning Documents

Table 4. Adopted Supplementary Planning Documents	
SPD1: Sustainable Construction and Development	To be reviewed once the Local Plan is adopted.
SPD3: Green Infrastructure Strategy	
SPD4: Affordable Housing	
SPD6: Parking Standards	
SPD7: Travel Plans	
SPD8: South Shields Riverside Regeneration	
SPD9: Householder Developments	
SDP10: 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 Listed Heritage Assets	
SPD22: Hot Food Takeaways and Health	
Interim SPD23: Mitigation Strategy for European Sites	

# Monitoring

- 3.8 The Council's Annual Monitoring Report (AMR) will assess on an annual basis progress against this Local Development Scheme. Furthermore, the AMR will also assess the extent to which the new Local Plan policies are delivering their intended purpose when measured against related targets, i.e.
- Have targets either been met or are on schedule to be achieved; or if not;
  - Consider the introduction of certain contingency measures.
- 3.9 The National Planning Policy Framework (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 necessary alterations will be brought forward.
- 3.10 The NPPF (December 2024) set out transitional arrangements for Local Plans at an advanced stage in the Plan making process. The South Tyneside Local Plan was submitted before the 12 March 2025 in accordance with paragraph 234 (b).
- 3.11 However, as set out in paragraph 236, where paragraph 234(b) applies plans that have progressed under an earlier version of the NPPF and whose planned housing number is less than 80% of the new standard method (as set out in December 2024), should prepare a new Local Plan under the new plan making system as soon relevant provisions are brought into force. Therefore, it is likely that South Tyneside Council may be required to start preparing a new Local Plan to accommodate the shortfall in housing need once the Local Plan is adopted.
- 3.12 Wider mechanisms also exist that may trigger a change to the Local Development Scheme:
- The Secretary of State can intervene where councils are failing to bring plans forward quickly enough or even direct councils to amend their Local Development Scheme 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.

# **Delivering the Local Plan and other policy documents**

- 4.1 It is essential that our Local Development Scheme remains challenging enough to meet the Government's agenda on plan production whilst remaining realistic against the available resources and issues we must address.

## **Management, Budget and Governance**

- 4.2 Cabinet oversees the Plan's preparation, approving documents for consultation. The power to approve the Plan's adoption lies with Borough Council. Management is overseen by our Director of Place Strategy and Senior Manager-Planning. Day to day management is undertaken by the Spatial Planning Team. Specialist expertise from wider teams from across the Council including Highways and Engineering, Environmental Health, Asset Management and Countryside support the production of the Plan.
- 4.3 The complex nature of the Local Plan means that external advice and evidence preparation will continue to be required at all stages of plan preparation. We have and will continue to use external advice to support the preparation of the evidence and studies. The engagement of these services will be undertaken in accordance with the Council's established procurement processes.
- 4.4 Budgetary requirements are monitored in line with our existing corporate budgetary processes.
- 4.5 Regular briefings will be provided to the Council's Chief Officers to ensure that the preparation of the Local Plan helps to deliver corporate priorities. Key elected Lead Member for Economic Growth and Transport will be briefed, as appropriate.

## **Risk Assessment**

- 4.6 To ensure that we can deliver our Plan in accordance with this Local Development Scheme, the following risk assessment offers a range of contingency actions to minimise the impact of those risks should they arise.

**Table 4. South Tyneside Local Plan – Risk Assessment**

Risk Factor	Likelihood / Scale of Impact	Contingency Actions
<b>Programme Slippage</b>	<b>High / High</b> Slippage could lead to reputational issues and delays in adopting a Local Plan within the identified timescales.	<ul style="list-style-type: none"> <li>▪ Continue to ensure progress is carefully monitored and contingency actions are implemented where appropriate</li> </ul>
<b>Work demands that are not programmed</b>	<b>High/ High</b> Staff diverted to other planning work may cause slippage in Local Plan preparation i.e. development of Local Nature Recovery Strategy	<ul style="list-style-type: none"> <li>▪ Ensure the Local Plan is a strategic priority and Local Plan workstreams are prioritised as far as possible.</li> <li>▪ Monitor new and emerging policy at the point of publication and prioritise managing any impacts on the Local Development Scheme key milestones.</li> </ul>
<b>Changes to National planning legislation, policy and guidance</b>	<b>High / High</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>▪ Where necessary, continue to seek advice from the Ministry of Housing, Communities and Local Government (MHCLG), the Planning Inspectorate, and the Planning Advisory Service.</li> </ul>
<b>Staff Resources</b>	<b>Medium/High</b> Loss of staff will impact on evidential and plan production – leading to delays.	<ul style="list-style-type: none"> <li>▪ Continue to monitor any key issues arising from other Local Plan examinations.</li> <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 other's workloads.</li> </ul>

<p><b>Budgetary Limitations</b></p>	<p><b>Medium/High</b> Government spending cuts continue to affect resources across the Council. Sufficient financial resources are required to prepare documents and consult.</p>	<ul style="list-style-type: none"> <li>▪ Continue to apply corporate budgetary management processes.</li> </ul>
<p><b>Legal compliance / Soundness and Legal Challenge</b></p>	<p><b>Medium/High</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</p>	<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> </ul>