

Planning the Future of South Tyneside

South Tyneside Strategic Land Review Study

Methodology and Results

January 2018



South Tyneside Council

Contents

		Page
1.	Introduction and Executive Summary	1
	- Background	
	- Public Consultation on the Draft Strategic Land Review	
	- Summary of Strategic Land Review	
2.	Methodology	4
	- Site Assessment Methodology Guidelines	
Appendices:		9
A.	Sustainability Objectives and Site Appraisal Criteria	10
B.	Strategic Land Review Appraisal Framework	11
C.	Strategic Land Review Summary Maps	13
D	Character Area Key Findings Summaries	16
	• Inner South Shields	
	• Outer South Shields	
	• Jarrow	
	• Hebburn	
	• Fellgate and Hedworth	
	• Boldons and Cleadon	
	• Whitburn	
Annexes: (separate documents)		
Inner South Shields Character Area		
Outer South Shields Character Area		
Jarrow Character Area		
Hebburn Character Area		
Fellgate and Hedworth Character Area		
Boldons and Cleadon Character Area		
Whitburn Character Area		

Introduction and Executive Summary

- 1.1 The Council has prepared a Strategic Land Review (SLR) in order to provide evidence of South Tyneside's capacity to accommodate additional housing and employment development. National planning policy requires local authorities to ensure that there is a supply of deliverable housing site to meet housing requirements and that enough land is available to support the needs of businesses, or whether there is a need to review planning designations such as Green Belt boundaries. **The SLR does not allocate sites for development nor does it set planning policy.** The evidence in the SLR will be used to help inform policies in the emerging Local Plan. At this stage, no decisions have been made on which sites will be identified.
- 1.2 When planning for growth, it is essential that this approach is underpinned by a robust evidence base. Our current Strategic Housing Land Availability Assessments (SHLAAs) do not identify sufficient deliverable housing sites to meet the requirements for housing land. Conversely, South Tyneside's Employment Land Review identifies an adequate future supply of land for a variety of employment uses, although questions over deliverability remain. Therefore the SLR is needed to establish whether appropriate additional land can be identified, including considering land currently identified as Green Belt land.
- 1.3 The SLR expands upon previous Strategic Housing Land Availability Assessment (SHLAA) studies to assess the potential for land to accommodate development. The site-by-site analysis will then be supplemented by appraisal of the potential cumulative impacts of possible alternative spatial combinations of sites on the Green Belt and infrastructure to determine the sustainable scope for growth in South Tyneside, and thus demonstrate to what extent it may be reasonable for the borough to plan to accommodate its objectively-assessed future development needs.

Background

- 1.4 **Housing Land:** For the production of a Core Strategy there is a requirement to provide a solid evidence base showing a continuous supply of housing land throughout the plan period. This is usually done through the production and annual updating of a SHLAA. The identification of housing sites by this document therefore acts in addition to, and will eventually merge with, a final SHLAA to form part of the evidence base for the Local Plan.
- 1.5 Government requires local authorities to:
 - Use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for housing, as far as is consistent with the policies set out in the National Planning Policy Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
 - Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land;
 - Identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15;
 - Illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing, describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
 - Set out their own approach to housing density to reflect local circumstances.

- 1.6 **Employment Land:** The national planning policy background to the identification of the need for additional employment land is given in the Employment Land Review. An updated ELR will be published in 2018.
- 1.7 **Green Belt:** local planning authorities with Green Belt land in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence, so that they should be capable of enduring beyond the plan period. An updated Green Belt Review will be published in 2018.
- 1.8 The SLR process started with a call-out for sites, at which time stakeholders were also invited to provide suggestions on the proposed methodology for assessing the sites. The database contains hundreds of bodies and individuals, ranging from developers and landowners to statutory consultees and interest groups. The information was published on the council's website.

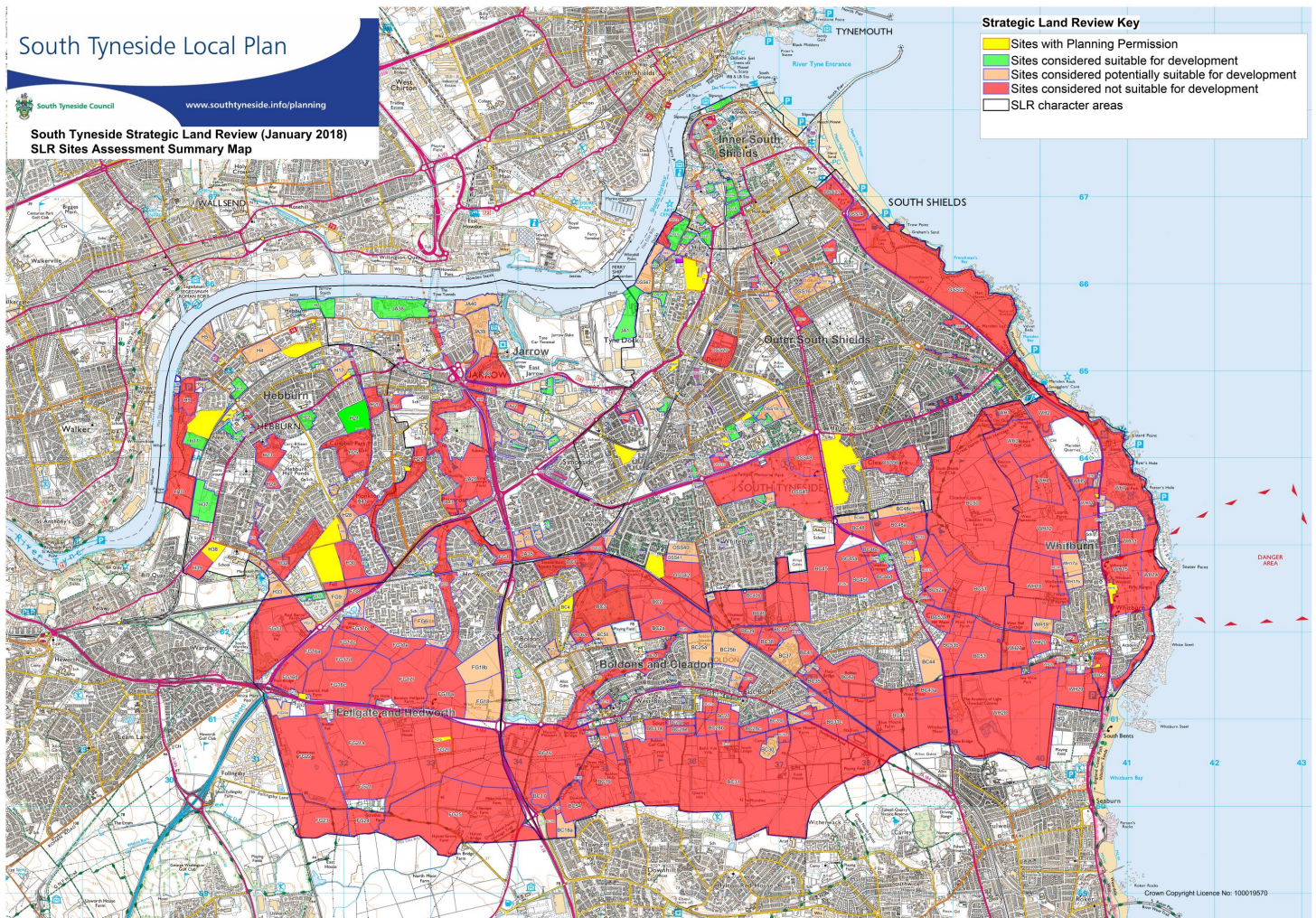
Public Consultation on the Draft Strategic Land Review

- 1.9 The draft SLR study was published for public consultation between 9th May and 31st July 2016. The consultation period also provided an opportunity to consider the borough's alternative strategic growth options in the light of the 'objectively-assessed needs' scenarios.
- 1.10 Over 4,000 responses were received to that consultation. Those responses providing further information about particular sites have been used to help refine and finalise the SLR's individual site assessments. Some of the original sites have been sub-divided, and additional sites have also been added as they have come to light (e.g. business closure, site clearance).
- 1.11 Our methodology has been further refined, both in response to comments received to the draft SLR consultation and to reflect the findings from other more recent evidence base studies. In particular, the assessment of the Green Belt element is now consistent with the independently-recommended approach applied in the Green Belt site selection options appraisal for the International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP), as well as with Sunderland City Council's corresponding Green Belt Review. Rating of the Biodiversity element has been strengthened according to defined criteria reflecting the potential harm to designated habitats and protected species, while also taking account of findings from the recent Habitats Regulations Assessment (HRA) coastal bird and visitor surveys work. The recent Playing Pitch Strategy and Open Space Study Assessment work has fed into the Green Infrastructure element. The Environment Agency's defined flood risk zone date has been applied to effectively reduce the net developable area and thus the indicative development capacity of those sites that have an element of flood risk.

Summary of Strategic Land Review

- 1.12 The borough-wide SLR summary maps (Appendix E) illustrate whether land has been assessed to be:
- **suitable (green sites)** – no/minimal mitigation required;
 - **potentially suitable (amber sites)** – moderate-to-high mitigation required; or
 - **not suitable (red sites)** – significant mitigation.
- Sites shaded in **yellow** have already gained planning permission since preparation of the SLR began, with the vast majority either under construction or completed. The key findings for each of the seven SLR Character Areas are summarised in more detail in Appendix C of this report and in their respective site assessment annex documents which can be viewed online at www.southtyneside.gov.uk/article/36024/Strategic-Land-Review

South Tyneside Strategic Land Review Sites Assessment Summary Map (see Appendix C for larger images of summary maps)



Methodology

- 2.1 The Strategic Land Review (SLR) draws upon the established standard national, regional and sub-regionally agreed methodologies for carrying out Strategic Housing Land Availability Assessment (SHLAA) studies, together with some more detailed assessment criteria for considering previously-undeveloped 'greenfield' and Green Belt sites. The methodology has also been informed by the Local Plan's Sustainability Appraisal scoping process and site appraisal criteria recommended by the independent Planning Advisory Service (PAS). The methodology was further refined following the draft SLR consultation.
- 2.2 Appendix A of this document sets out what these criteria are, Appendix B maps the constraints analysis (stages 1 and 2) and Appendix C shows the (updated) SLR Assessment Framework template used to consider whether a site is considered potentially suitable for development.

Sites Assessment

- 2.3 The appraisal framework (Appendix C) sets out the various assessment themes used to assess a site's potential suitability for development for either employment and/or housing (or mixed), informed by the baseline constraints analysis mapping.
- 2.4 Each of the **suitable** and **potentially suitable** sites then underwent Sustainability Appraisals against the Local Plan's established environmental, economic and social criteria – these are published separately in full for each Character Area. This does not affect a site's suitability rating but will provide an additional consideration in the strategic selection of sites for allocation.
- 2.5 Summary schedules of the site-by-site assessments for each of the seven Character Areas are set out at Appendix D. The individual site assessments are collated within the separately published Character Area annex documents.

Next Steps

- 2.6 The council will continue to work towards producing a Local Plan. Ongoing work will include:
- Employment Land Review
 - Strategic Housing Land Availability Assessment
 - Retail Study
 - Green Belt Review
 - Local Plan

Sites Assessment Methodology Guidelines

Assessment Theme	Theme Description	Assessment Assumptions																																						
Land use and adjacent uses	This provides an indication of what the site is used for, what it is adjacent to and what are the key planning policy allocations and designations in the locality.	The characteristics of a potential development are taken into account in the context of the wider area’s character to ensure compatibility and that existing amenity is retained where required.																																						
Green Belt	This provides a combined assessment of how any development would impact upon the five nationally and locally defined purposes of the Tyne & Wear Green Belt (below), and how much separation that part of the Green Belt currently provides that would be eroded. 1) Check the unrestricted sprawl of the built up area of South Tyneside. <table><tr><td>A</td><td>No reduction in separation distance</td></tr><tr><td>B</td><td>1-25% reduction in separation distance</td></tr><tr><td>C</td><td>26-50% reduction in separation distance</td></tr><tr><td>D</td><td>51-75% reduction in separation distance</td></tr><tr><td>E</td><td>76-100% reduction in separation distance</td></tr></table> 2) To safeguard the Borough’s countryside from further encroachment. <table><tr><td>A</td><td>Site is surrounded by development on all sides</td></tr><tr><td>B</td><td>Site is bounded by development on 3 sides</td></tr><tr><td>C</td><td>Site is bounded by development on 2 sides</td></tr><tr><td>D</td><td>Site is bounded by development on 1 side</td></tr><tr><td>E</td><td>Site is in the middle of the countryside</td></tr></table> 3) To prevent the merging of South Tyneside with Sunderland, Washington or Gateshead. Where relevant, the same scale as Purpose 1 is used. 4) To preserve the special and separate characters of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn. <table><tr><td>A</td><td>Development is likely to have little or no negative impact on townscape character and distinctiveness, and is likely to provide opportunities for major benefits.</td></tr><tr><td>B</td><td>Development is likely to have some negative impact on townscape character and distinctiveness, and is likely to provide opportunities for significant benefits.</td></tr><tr><td>C</td><td>Development may have some impact on townscape character and distinctiveness, or may provide opportunities to enhance the village and its setting. Some mitigation is likely to be required.</td></tr><tr><td>D</td><td>Development is likely to have a significant impact on townscape character and distinctiveness. Significant mitigation is likely to be required.</td></tr><tr><td>E</td><td>Development would have a major impact on townscape character and distinctiveness. Major mitigation will be required.</td></tr></table> 5) To assist in the regeneration of the urban area, by encouraging the recycling of land, particularly along the riverside. <table><tr><td>A</td><td>Brownfield land forming part of the built up area</td></tr><tr><td>B</td><td>Greenfield land in a built up area or brownfield land in urban fringe</td></tr><tr><td>C</td><td>Greenfield land in urban fringe or brownfield land in open countryside</td></tr><tr><td>D</td><td>Greenfield land in open countryside</td></tr></table>	A	No reduction in separation distance	B	1-25% reduction in separation distance	C	26-50% reduction in separation distance	D	51-75% reduction in separation distance	E	76-100% reduction in separation distance	A	Site is surrounded by development on all sides	B	Site is bounded by development on 3 sides	C	Site is bounded by development on 2 sides	D	Site is bounded by development on 1 side	E	Site is in the middle of the countryside	A	Development is likely to have little or no negative impact on townscape character and distinctiveness, and is likely to provide opportunities for major benefits.	B	Development is likely to have some negative impact on townscape character and distinctiveness, and is likely to provide opportunities for significant benefits.	C	Development may have some impact on townscape character and distinctiveness, or may provide opportunities to enhance the village and its setting. Some mitigation is likely to be required.	D	Development is likely to have a significant impact on townscape character and distinctiveness. Significant mitigation is likely to be required.	E	Development would have a major impact on townscape character and distinctiveness. Major mitigation will be required.	A	Brownfield land forming part of the built up area	B	Greenfield land in a built up area or brownfield land in urban fringe	C	Greenfield land in urban fringe or brownfield land in open countryside	D	Greenfield land in open countryside	It is considered that the majority of Green Belt sites assessed for development will have some form of impact. However, a site’s relationship to its surroundings, its boundaries, its scale and the potential impact on separation distances between settlements are key factors for consideration. Similar to the Landscape and Townscape theme below, site visits provide an important insight into the value of the Green Belt on openness and character of the local area. Plans for Green Belt land within the neighbouring districts of Sunderland and Gateshead are also taken into account insofar as the need to maintain sufficient separation between built-up areas.
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Landscape and	The analysis takes into account the character, sensitivity	The council’s Landscape Character Study																																						

Assessment Theme	Theme Description	Assessment Assumptions																												
Townscape	and value of the existing landscape and townscape setting and the potential impacts of development. The quality of agricultural land is also taken into account as is the presence of Tree Preservation Orders.	(2012) as well as site visits provide an indication of a site’s and wider area’s character within the surrounding landscape / townscape. A site’s relationship to its locality, its visibility, its scale and its contribution to views and the surrounding landscape / townscape are taken into account. Particular consideration is given to whether the site is within an existing or proposed ‘Area of High Landscape Value’. While the presence and quality of agricultural land is taken into account, it is noted that only a very small proportion of the borough’s land supply is above the majority Grade Level 3 and therefore it is ultimately not considered to add overall significance to the local agricultural industry.																												
Biodiversity	The analysis considers whether protected species and habitats are found on site. As well as species that are specifically protected by law, the analysis considers those species and habitats given priority within the Durham Biodiversity Action Plan (DBAP). It also considers the connectivity of habitats, particularly BAP habitats, within the landscape and the risk that development of a given site might lead to their fragmentation. Guideline principals for biodiversity impact ratings: <table><tr><td>Adverse impact on European designated site – ie. Special Protection Area (SPA) / Special Area of Conservation (SAC) / Ramsar – Habitats Regulations Assessment (HRA)</td><td>High</td></tr><tr><td>Adverse impact on Site of Special Scientific Interest (SSSI)</td><td>High</td></tr><tr><td>Adverse impact on Local Nature Reserve (LNR)</td><td>High</td></tr><tr><td>European Protected Species on or adjacent to the site (otters / great crested newts / bats)</td><td>High</td></tr><tr><td>Designated Local Wildlife Site (LWS) / Local Geodiversity Site (LGS)</td><td>High</td></tr><tr><td>UK protected species (barn owl / badger / reptiles / water vole)</td><td>High</td></tr><tr><td>Indirect impact on LNR / LWS – severity dependent on development type and proximity, eg. residential (pets and people) will have greater impact than industrial; impact also greater if it is the nearest greenspace</td><td>High/ Moderate</td></tr><tr><td>Adverse impacts on UK priority species / habitats (Section 41 list, NERC Act 2006)</td><td>Moderate</td></tr><tr><td>Adverse impacts on DBAP habitats / species (list see below)</td><td>Moderate</td></tr><tr><td>Wildlife Corridor impacts (severity greater where corridors are narrower)</td><td>High/ Moderate</td></tr><tr><td>Impacts on connectivity of habitats</td><td>High/ Moderate</td></tr><tr><td>Greenspace (impacts greater where semi-natural habitats are present)</td><td>Moderate /Low</td></tr><tr><td>Arable – individual site impacts greater if hedgerow / stone wall boundary features are present</td><td>Moderate /Low</td></tr><tr><td>Existing built development & hard-standing</td><td>Low</td></tr></table>	Adverse impact on European designated site – ie. Special Protection Area (SPA) / Special Area of Conservation (SAC) / Ramsar – Habitats Regulations Assessment (HRA)	High	Adverse impact on Site of Special Scientific Interest (SSSI)	High	Adverse impact on Local Nature Reserve (LNR)	High	European Protected Species on or adjacent to the site (otters / great crested newts / bats)	High	Designated Local Wildlife Site (LWS) / Local Geodiversity Site (LGS)	High	UK protected species (barn owl / badger / reptiles / water vole)	High	Indirect impact on LNR / LWS – severity dependent on development type and proximity, eg. residential (pets and people) will have greater impact than industrial; impact also greater if it is the nearest greenspace	High/ Moderate	Adverse impacts on UK priority species / habitats (Section 41 list, NERC Act 2006)	Moderate	Adverse impacts on DBAP habitats / species (list see below)	Moderate	Wildlife Corridor impacts (severity greater where corridors are narrower)	High/ Moderate	Impacts on connectivity of habitats	High/ Moderate	Greenspace (impacts greater where semi-natural habitats are present)	Moderate /Low	Arable – individual site impacts greater if hedgerow / stone wall boundary features are present	Moderate /Low	Existing built development & hard-standing	Low	The site’s scale and proximity to biodiversity designations is taken account of, as well as its potential impacts upon Wildlife Corridors. Sites closer to the coast will also need further Habitats Regulations Assessment (HRA) screening, with potential further Appropriate Assessment required if there are likely potential impacts on European protected sites and associated land.
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Existing built development & hard-standing	Low																													
Historic Environment	The historic and archaeological features of a site are assessed with reference to the designated heritage assets	The site’s scale and proximity to heritage assets and designations is taken into account.																												

Assessment Theme	Theme Description	Assessment Assumptions
and Culture	(and any non-designated heritage assets where known), the Historic Environment Record (HER) and other relevant evidence-based information (eg. Conservation Area guidelines).	Development of a site could potentially have an impact if it includes a heritage asset, or would affect the setting of one, either within or beyond the site boundary. Both potential impacts are considered.
Ground Conditions and Contamination	The topography of the site is assessed, alongside the possible presence of contamination and the proximity to any bad neighbour uses such as hazardous installations and associated safety/consultation zones. Land stability issues and mineral legacy are taken into account as is the presence of electricity pylons.	A site with an uneven topography is assumed to be more difficult to develop than one which is predominantly flat. Those sites identified as former landfill or within an existing industrial area, or that have an industrial function are considered likely to have potential contamination. However this would have to be assessed further with site-specific investigations. It is not considered that the presence of electricity infrastructure would preclude development, but it could affect the potential developability of a site.
Flooding	As well as considering the present flood risk, the potential for development to add to flood risk due to its impermeable surfaces is also taken into account, together with consideration of the impacts of climate change. <i>[See Deliverability theme below for further reduction of the net developable site area to reflect where a greater proportion of a site falls within designated flood risk zones. No further netting off allowance is made for surface water flooding as this can be appropriately attenuated as part of any development.]</i>	The Environment Agency's latest flood risk maps, together with the Council's Strategic Flood Risk Assessment (2010) and related Surface Water Management Plans (2014), indicate those areas susceptible to flooding. The level of impact considered is also informed by the proportion of the site at risk, and the ability for parts of a site at lower risk from flooding to be developed instead, with appropriate mitigation incorporated into a scheme where appropriate.
Green Infrastructure	This analysis considers where any public open spaces or common land would be affected by a site's development. Green infrastructure includes public open spaces (informal and incidental), playing fields (public and private, including educational facilities), children's play areas, allotments, natural and semi-natural spaces, cemeteries, beaches. Rights of Way are also taken into account.	The council's Green Infrastructure Strategy SPD (2013) and updated Open Space Study (2015) and Playing Pitch Strategy (2016) consider the amount of open space in the borough and its value. It allows account to be taken of whether there are surpluses and deficiencies in particular locations which may impact on a site's suitability for development. Any potential impacts on strategic green infrastructure corridors from potential development are also taken into account.
Infrastructure and Services	This provides an initial assessment of the area's road capacity, the availability and capacity of services such as water and sewerage infrastructure and education / community / health facilities. A site's general proximity to shopping facilities, green infrastructure and public transport are also key considerations. <i>[Further consideration of the potential cumulative impacts of possible development sites on the strategic highways infrastructure and implications for schools capacity will be taken into account as part of the next stage following on from the SLR.]</i>	The assessment of a site's potential impact is broadly based on the capacity of known infrastructure within an area, along with the site's scale. In regards to broad capacities, ongoing consultation is held with providers such as Northumbrian Water and the council's Education, Community and Health teams. Whether a site's development would reduce current infrastructure provision (such as public open space) is also taken into account. It is assumed that a redevelopment site will broadly have sufficient infrastructure capacity; however some form of mitigation is still likely to be required. New development sites, particularly those of a large scale, are considered to have a potential greater impact and again appropriate mitigation and new services are likely to be required to

Assessment Theme	Theme Description	Assessment Assumptions
		serve the development.
Deliverability	The assessment considers the practical and financial viability and deliverability of a site. Landowner / legal / demolition / remediation / infrastructure issues form part of this. In regards to residential development, a potential indicative dwelling capacity and yield is calculated based on the regional and sub-regional SHLAA methodology (as reflected in current LDF Core Strategy policy): - Indicative site net developable area: <0.4ha gross site area = 100% net area 0.4-2.0ha gross site area = 90% net area >2.0ha gross site area = 75% net area <i>[Where part(s) of a site is within a designated flood risk zone, for small sites <0.4ha this extent is netted off; or for larger sites >0.4ha it is assumed that 50% of the above netted off area allows for appropriate mitigation such that if that flood risk extent exceeds 50% of the netted off area (ie. more than 5% or more than 12.5%) then the additional extent at risk of flooding is also netted off.]</i> - Indicative average site housing densities: <400m of town centre/Metro station = 50/ha 400-800m town centre/Metro station = 40/ha >800m of town centre/Metro station = 30/ha In regards to economic development, a potential number of jobs that a site could accommodate are calculated, based on site area:floorspace:jobs ratios that have been used within the council's Employment Land Review. Assumptions used for suitable averages are: - Indicative site net developable area: <0.4ha gross site area = 100% net area >0.4ha gross site area = 40% net area <i>[Where part(s) of a site is within a designated flood risk zone, for small sites <0.4ha this extent is netted off; or for larger sites >0.4ha it is assumed that 50% of the above netted off area allows for appropriate mitigation such that if that flood risk extent exceeds 50% of the netted off area (ie. more than 5% or more than 12.5%) then the additional extent at risk of flooding is also netted off.]</i> - Indicative jobs capacity: <0.4ha net area = 20% B1 use @ 12.5 jobs/ha + 80% B2 use @ 43 jobs/ha 0.4-2.0ha net area = 43 jobs/ha (B2) >2.0ha net area = 70 jobs/ha (B8)	It is considered that most areas of the borough are broadly viable / deliverable for residential development (this being based on historical trends of planning applications and the broad identified housing needs in the council's Strategic Housing Market Assessment (2013/15)). However those locations where there is an adjacent likely residential amenity issue (such as Predominantly Industrial Area locations) are generally considered unviable. In regards to potential B-use class economic development, those areas deemed to be within strong market locations within the council's Employment Land Reviews (2011/2014) are considered to be broadly viable / deliverable for economic development. In regards to those town centre uses appraised for in town centre locations, all are considered broadly viable. However, further viability work such as that which supports the Council's South Shields 365 regeneration vision will also need to be taken into account for decisions on future development sites. A broad consideration of whether the site will significantly support the borough's economic growth and regeneration is taken into account. This is an indicative assessment and does not necessarily determine whether a site is suitable for development or not. A site that will broadly deliver at least 100 homes / 250 jobs, and/or is located within a town centre location that is a focus for the Council's regeneration priorities is considered to have an impact. An indicative assessment regarding whether a site will significantly support the Sunderland and South Tyneside City Deal's (2014) proposed IAMP is also given. Evidence base studies have identified potential for significant economic growth opportunities located within the broad Green Belt area north of the existing Nissan plant, including land within South Tyneside.
Suitability and Conclusion	A final assessment of whether overall on balance from all the criteria assessed the site is considered to be suitable, potentially suitable, or not suitable for development.	The impact assessments of each theme within the framework are considered, including a consideration of the developability of the site with regard to adjacent uses, width, layout and any further evidence identifying any wider deliverability and viability constraints/opportunities.

APPENDICES

- A.** Sustainability Objectives and Site Appraisal Criteria
- B.** Strategic Land Review Appraisal Framework
- C.** Strategic Land Review Summary Maps
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Appendix A: Sustainability Objectives and Site Appraisal Criteria

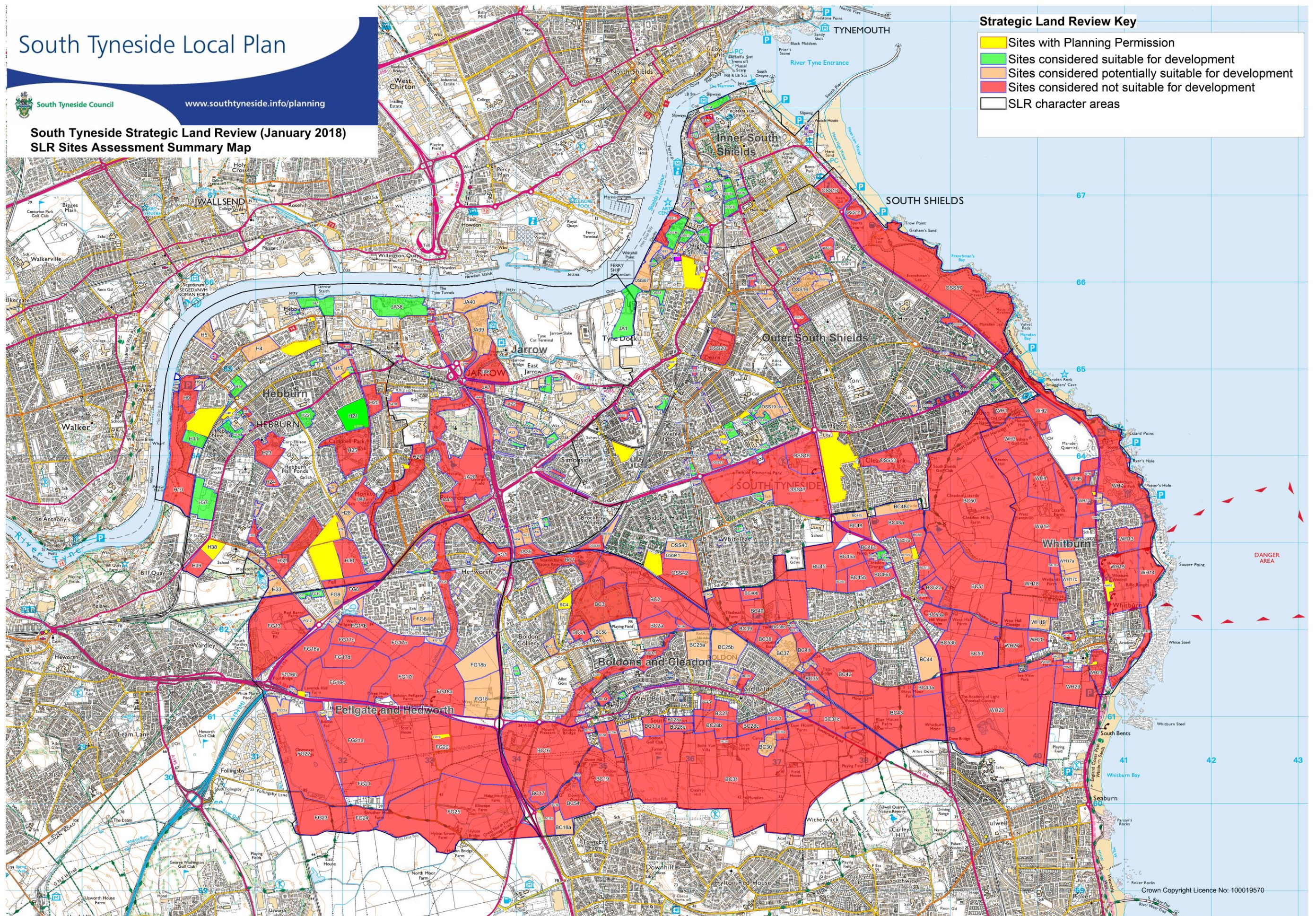
National Planning Policy Framework - Sustainable Development themes	South Tyneside Sustainability Appraisal Objectives	Planning Advisory Service Broad Criteria Appraisal	Strategic Housing Land Availability Assessment Criteria Category 1: Significant Constraints	Strategic Housing Land Availability Assessment Criteria Category 2: Constraints	Strategic Land Review Appraisal Themes
Economic	Encourage and support economic growth within South Tyneside Increase opportunities for employment and education and improve living standards Ensure vitality of our town centres and villages Promote sustainable transport and accessibility	Deliverability criteria: • Access • Size • Land ownership • Planning history	• World Heritage Site and setting (+ candidate) • Scheduled Ancient Monument (+50m buffer zone if not otherwise designated) • Grade I or II* Listed Building/Structure • Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone • Electricity Pylon (+10m buffer zone) • Ramsar Site • Special Protection Area (SPA) • Special Area of Conservation (SAC) • Site of Special Scientific Interest (SSSI) • Local Nature Reserve (LNR) • Grade 1 Agricultural land • Flood Risk Zone 3B (Functional Floodplain) • Flood Risk Zone 3A (High Vulnerability) • Historic Park or Garden (English Heritage list) • Village Green • Cemetery, Churchyard	• Grade II Listed Building / Structure • Conservation Area • Archaeological site (known and potential) • Locally-Listed Building/Structure/Space • Local Wildlife Site (LWS – formerly Site of Nature Conservation Importance (SNCI)) • Local Geodiversity Site (LGS) • Great Crested Newt Pond (+500m buffer zone) • Wildlife corridor (strategic) • Area of High Landscape Value or Significance • Grade 2 or 3a Agricultural land • Woodland plantations • Tree Preservation Order (TPO) • Area of Significant Historic Landscape Character • Public Open Space, Playing Field, Play Area • Allotment • Public Right of Way, (strategic) cycleway • Green Infrastructure (strategic) corridor • Flood Risk Zone 2 (Medium Vulnerability) • Surface Water Flooding (High Vulnerability) • HSE COMAH Middle or Outer Zone • Minerals legacy (quarries and coal mining) • Landfill sites, Contaminated land • High Voltage electricity line (+10m buffer zone)	Land use and adjacent uses Green Belt Landscape and Townscape Biodiversity Historic Environment and Culture Flooding Ground Conditions and Contamination Green Infrastructure Infrastructure and Services Deliverability Suitability and Conclusion
Social	Promote healthier people and communities Provide better housing, neighbourhoods and good design Promote equality of opportunity and access and promote good relations between diverse communities	Exclusionary criteria: • Flood Risk areas • Publically Accessible Open space and other areas valued locally			
Environmental	Safeguarding our biodiversity Safeguarding our environmental assets and natural resources Adapt to and mitigate the impacts of climate change in South Tyneside Protecting our Green Belt Enhancing our green Infrastructure Promote and enhance South Tyneside heritage and cultural assets	Discretionary criteria: • Public rights of way • Agricultural Land • Local Nature Conservation designations			

Appendix B: Strategic Land Review Appraisal Framework

SLR Ref: SHLAA Ref:	Site Area:	Site Location:	Is the site in the Green Belt?	YES ☐ NO ☐																															
Land Use: Adjacent Uses:	Site appraised for:		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? <table border="1"> <tr> <th></th> <th>Low ←</th> <th>Impact</th> <th>→ High</th> </tr> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> <tr> <td>1. To check the unrestricted sprawl of the built-up area?</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2. To safeguard borough's countryside from further encroachment?</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. To preserve the special & separate characters of the Urban Fringe villages?</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td> <td></td> <td></td> <td></td> </tr> </table>				Low ←	Impact	→ High		A	B	C	1. To check the unrestricted sprawl of the built-up area?				2. To safeguard borough's countryside from further encroachment?				3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?				4. To preserve the special & separate characters of the Urban Fringe villages?				5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			
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4. To preserve the special & separate characters of the Urban Fringe villages?																																			
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																																			
Site Photos	Designations Map				Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																														
	Key Designations:	Adjacent Designations / Allocations:			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required																												
Landscape and Townscape			Biodiversity																																
Category 1: Significant Constraints	Grade I Agricultural Land		Category 1: Significant Constraints	Ramsar Site																															
Category 2: Constraints	Area of High Landscape Value or Significance			Special Protection Area (SPA)																															
	Woodland Plantation			Special Area of Conservation (SCA)																															
	Tree Preservation Order (TPO)			Site of Special Scientific Interest (SSSI)																															
	Grade 2 or 3a Agricultural Land			Local Nature Reserve																															
	Area of Significant Historic Landscape		Category 2: Constraints	Local Wildlife Site (LWS)																															
				Local Geodiversity Site (LGS)																															
				Great Crested Newt Pond (+500m buffer)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required																												
				Wildlife Corridor			High Impact - significant mitigation required																												
			Are there any known protected / DBAP species or habitats on the site?																																
			Would the development of the site impact upon the connectivity of habitats?																																

Historic Environment and Culture					Green Infrastructure												
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance?			Category 1: Significant Constraints	Historic Park or Garden (enclust)										
	World Heritage Site & Setting (+ candidate)						Village Green										
	Grade I/Grade II* Listed Building/Structure						Cemetery/ Churchyard										
Category 2: Constraints	Grade II Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area										
	Conservation Area						Allotment										
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)										
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor										
					Is the proposed development site designated as open space or playing fields?		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required						
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?												
Flooding					Infrastructure and Services												
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)					Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?											
	Flood Risk Zone 3A (High Vulnerability)																
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required									Medium Impact - mitigation required			High Impact – significant mitigation required		
	Surface Water Flooding																
Ground Conditions & Contamination					Suitability and Deliverability												
Site Topography	Predominantly Flat					What is considered deliverable on the site?											
	Gentle Slope					How many homes could be provided?			Site would significantly support economic growth and/or regeneration priorities?								
	Undulating					How many jobs could the site provide for?			Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?								
	Steep Slope					Site Appraisal Conclusion											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)																
Category 2: Constraints	HSE COMAH Middle or Outer Zone											Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Landfill sites, Contaminated land																
	Minerals Legacy (quarries and coal mining)																
	High Voltage electricity line(+10m buffer zone)																

Strategic Land Review Sites Assessment Summary – Suitable, Potentially Suitable and Not Suitable Sites



APPENDIX D: Character Area Key Findings Summaries

Inner South Shields Summary

Indicative Development Capacity

**368 – Homes and/or
1,246 – Jobs (4.76ha)**

Inner South Shields Character Area Findings

The Inner South Shields Character Area covers South Shields Town Centre, the Harton Quay and Mill Dam riverside areas, the Lawe Top, and the wider foreshore areas. 30 sites have been considered and given an 'ISS' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**.



Key

- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

Key Points

- The majority of sites considered 'suitable' for development are located within the town centre and are part of the South Shields 365 Regeneration Strategy, and have potential for office, residential, retail, leisure and community uses.
- The majority of potential new housing is on existing/former car parking and industrial sites such as the Winchester Street (ISS15) and Charlotte Street (ISS18) car parks. However, the ability to retain / attract employment to these sites would have to be considered further.
- Land at River Drive (ISS1) and St Stephens Gardens (ISS3) are not considered suitable for development as they provide important open space for the local community.
- Sites (ISS22-24) at the South Shields Foreshore (Ocean Beach Pleasure Park) are not considered suitable but may be required for further travelling showpeople caravan accommodation if future needs dictate.

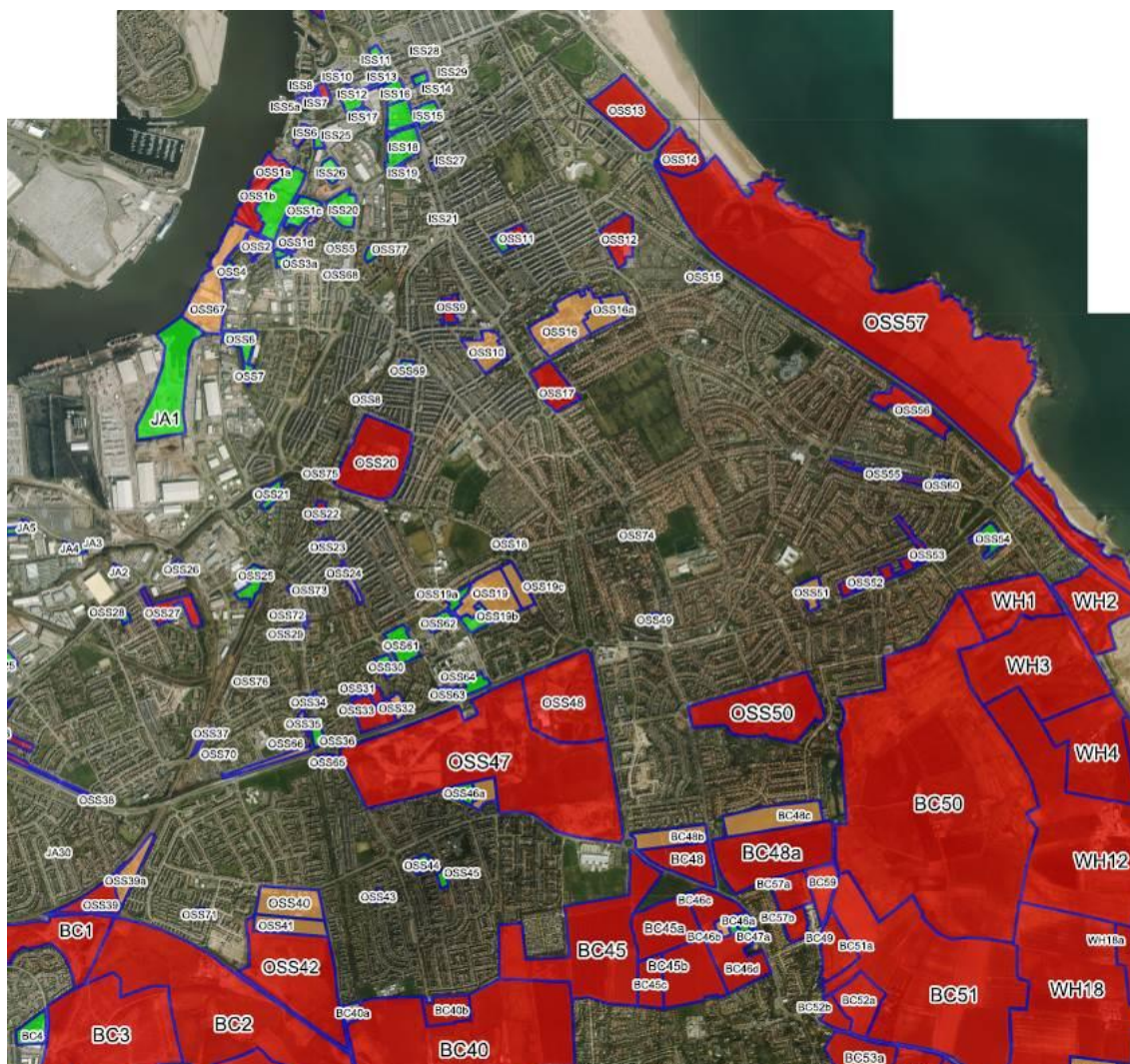
Outer South Shields Summary

Indicative Development Capacity

2,053 – Homes and/or
2,911 - Jobs (12.73ha)

Outer South Shields Character Area Findings

The Outer South Shields Character Area covers the residential areas of Westoe, Simonside and Rekendyke, West Park, Harton, Biddick and All Saints, Whiteleas, Cleadon Park, Horsley Hill and Marsden. 87 sites have been considered and given an 'OSS' site reference. The map below provide a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**.



Key Points

- Sites along South Shields Riverside (OSS1b-d/3/4 and 67) are generally considered **suitable**/**potentially suitable** for new homes and jobs, although flood risk issues render the Middle Docks site (OSS1a) as **not suitable**.
- The South Shields & Westoe Sports Club (OSS10) and South Tyneside College (OSS 16/16a) sites are considered **potentially suitable** for residential development, subject to meeting planning requirements.
- Recreational open space areas such as the Coastal Corridor (OSS57), West Park (OSS20), Robert Readhead Park (OSS17), Harton Downhill (OSS56), Temple Park (OSS47/48), Cleadon Park (OSS50), and Newton Garths (OSS42) are considered **not suitable** for housing/economic development.
- Land at Chuter Ede (OSS41/42), Brinkburn CA (OSS19a-c) and former Temple Park Junior School (OSS46a-b) are considered **suitable**/**potentially suitable** for residential development subject to Borough-wide community, playing pitch and open space requirements.
- Green Belt land to the south of the Outer South Shields character area is considered **not suitable** for development.

Key

- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

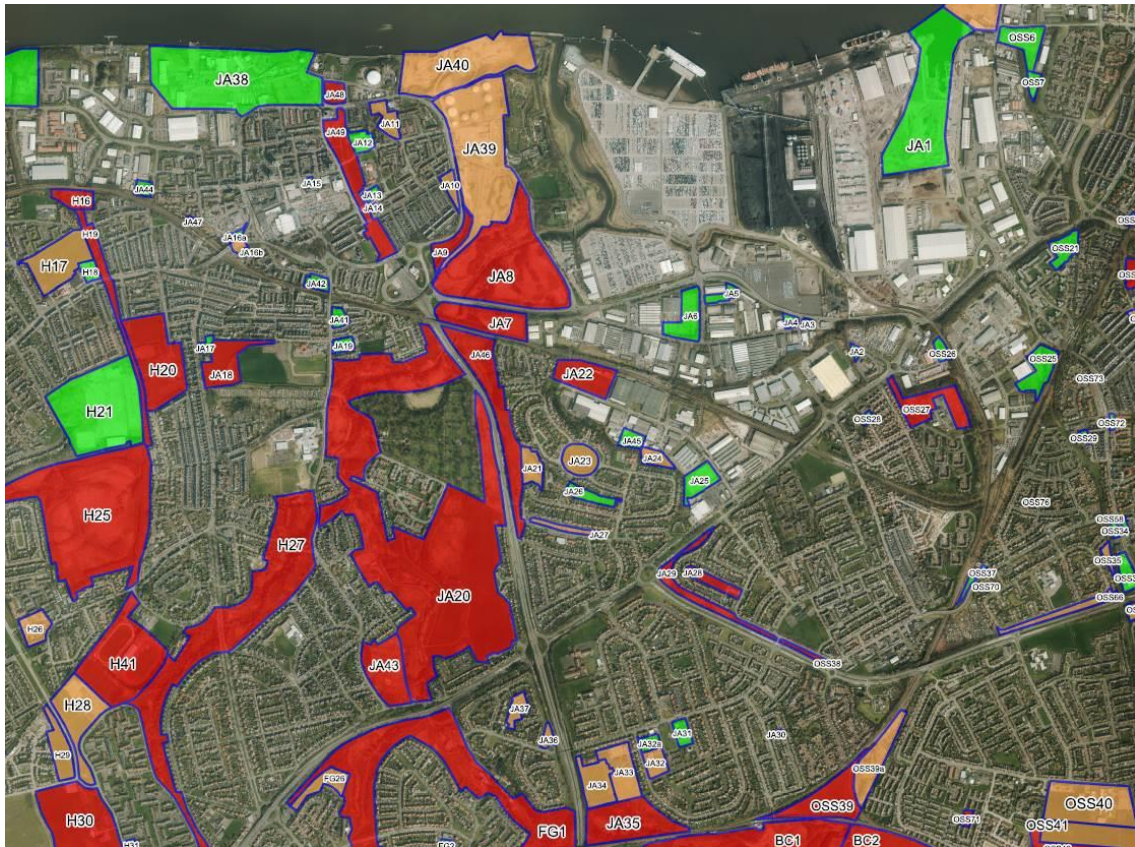
Jarrow Summary

Indicative Development Capacity

1,527 – Homes
and/or
2,626 - Jobs (14.95ha)

Jarrow Character Area Findings

The Jarrow Character Area covers Jarrow Town Centre, Jarrow Riverside, the Port of Tyne, Bede and Simonside Industrial Estates and the residential areas of Jarrow, Primrose, Simonside and Brockley Whins. 51 sites have been considered and given a 'JA' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**.



Key

- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

Key Points

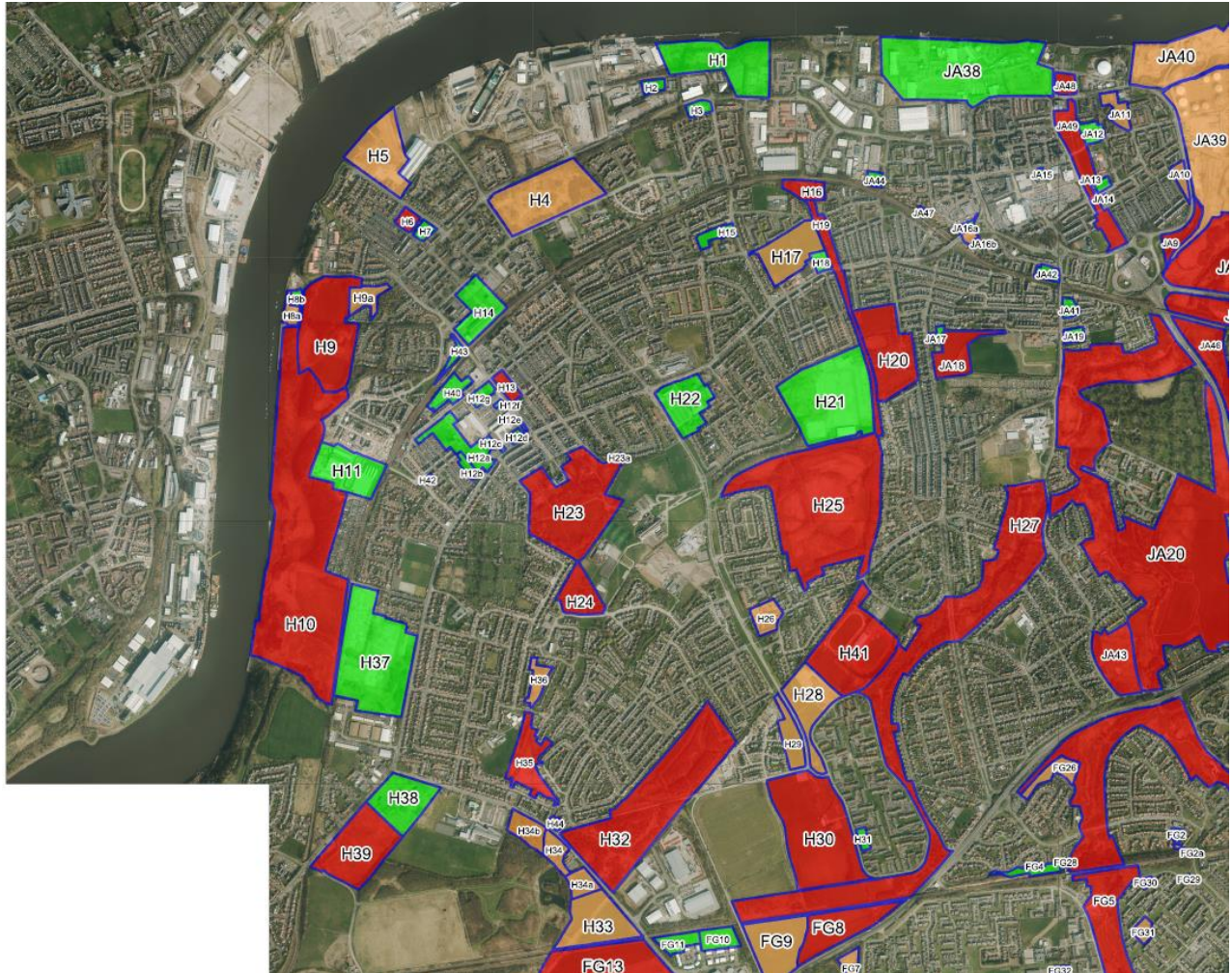
- The majority of sites along Jarrow Riverside (JA38, 39, 40) are either considered **suitable** or **potentially suitable** for development, primarily for the creation of new jobs, but subject to landowners' future plans. Contamination issues may affect whether these sites can be delivered.
- Land above the new Tyne Tunnel (JA48, 49) is **not suitable** for development.
- Land along the River Don corridor, particularly land around Bede's World and the St Paul's Conservation Area (JA7, 8, 9), and further south (JA20) are considered **not suitable** for development.
- Various sites within the Bede and Simonside Industrial Estates (JA2, 3, 4, 5, 6, 25, 45) are considered **suitable** for economic development.
- Various sites within the Simonside area (JA21, 23, 26, 27) are considered **suitable** or **potentially suitable** for new homes subject to landscape and open space requirements.
- Various sites within the Primrose, Scotch Estate and Brockley Whins area (JA32/a, 33, 36, 37) are considered **potentially suitable** for new homes subject to landscape and open space requirements.

Indicative Development Capacity

1,233 – Homes
and/or
2,544 - Jobs (11.38ha)

Hebburn Character Area Findings

The Hebburn Character Area covers Hebburn Town Centre, Hebburn Riverside, and those residential areas of Hebburn and Monkton. 55 sites have been considered and given an 'H' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**.



Key Points

- The majority of sites along Hebburn Riverside (H1, 5, 8b) are considered **suitable** or **potentially suitable** for development, mainly economic development. The Argyle Street (H4) site is subject to biodiversity issues.
- The regeneration of Hebburn Town Centre and New Town area (H12a-g) is ongoing. New homes and retail development are considered **suitable** in the town centre. Adjacent sites such as the Ashworth Frazer Industrial Estate (H14) are considered **suitable** for new homes.
- Various open spaces including Hebburn Riverside Park (H10), Carr Ellison Park (H23) and Campbell Park (H25) are considered **not suitable** for development.
- The former Lukes Lane Primary School site and its surrounding land (H28) is considered **potentially suitable** for new homes subject to open space and landscape requirements.
- The Clock Playing Fields (H17), land at Campbell Park Road (H29) and Beresford Avenue (H36) are considered **potentially suitable** for new homes subject to landscape, playing pitch and open space requirements.
- The former South Tyneside College playing field (H39) between Hebburn and Gateshead is considered **not suitable** for development. However, Green Belt land along Mill Lane (H33, 34/a/b) is considered **potentially suitable** for development, subject to landscape impacts.

Key



Sites considered suitable



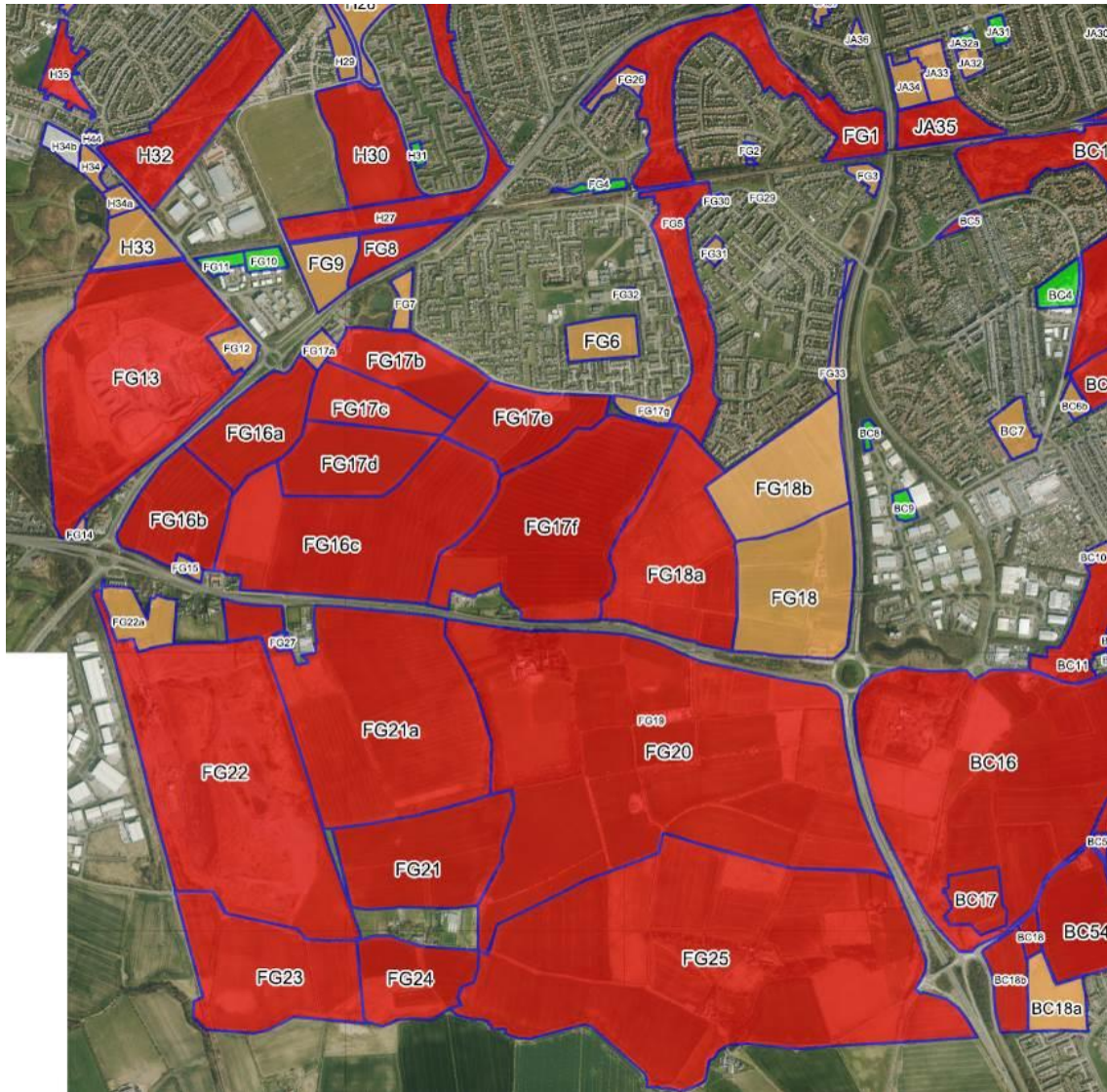
Sites considered potentially suitable



Sites not considered suitable

1,452 – Homes and/or
3,234 - Jobs (5.12ha)

The Fellgate and Hedworth Character Area covers both the Fellgate and Hedworth residential estates, land around the Monkton Business Park and the wider Green Belt. 46 sites have been considered and given an 'FG' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**.



 Sites considered suitable
 Sites considered potentially suitable
 Sites not considered suitable

- Land within the Fellgate and Hedworth estates (FG2, 3, 6, 7, 26, 28, 29, 30, 31, 32) are considered **potentially suitable** for residential development subject to landscape, playing pitch and open space requirements.
- The majority of sites within the Green Belt between the South Tyneside urban area and Gateshead and Sunderland (FG13, 16a-c, 17b-f, 18a, 20, 21/a, 22, 23, 24) are considered **not suitable** for development to ensure separation and strategic green infrastructure corridors between those areas are maintained.
- Sites around the Fellgate and Hedworth estates (FG17a/g, 18, 18b) and Wardley Colliery (FG22a) are considered **potentially suitable** for a range of uses such as new homes and/or jobs. However, site-specific as well as cumulative impacts upon the Green Belt, landscape and infrastructure capacity/access issues would have to be considered further, as well as the overall impact on separation and openness within the Green Belt.
- Some of the land to the west of the A19 Downhill Lane interchange (FG25) is being planned for release from the Green Belt for the International Advanced Manufacturing Park (IAMP) as part of the joint Sunderland and South Tyneside City Deal.

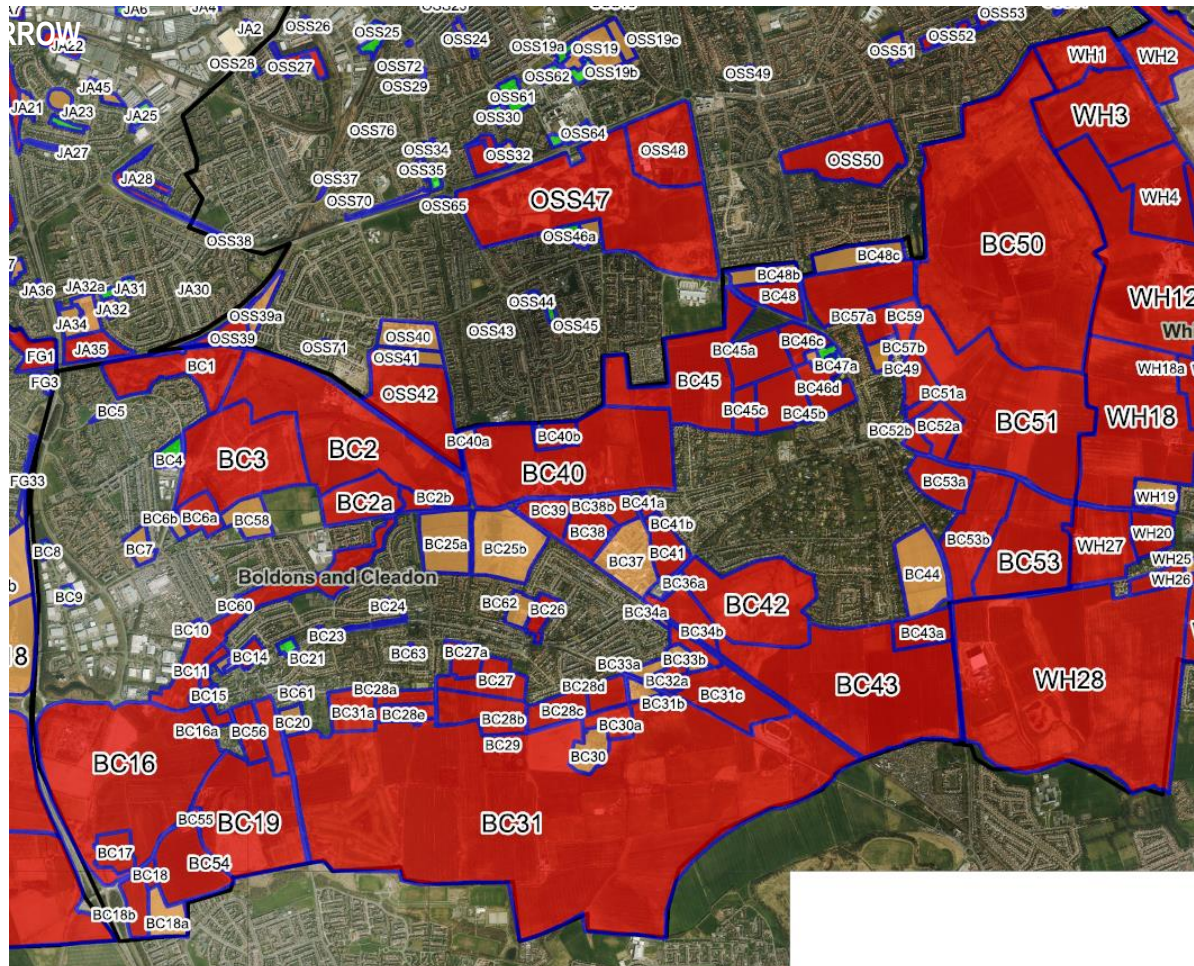
The Boldons and Cleadon Summary

Indicative Development Capacity

2,099 – Homes and/or
1,653 - Jobs (9.31ha)

The Boldons and Cleadon Character Area Findings

The Boldons and Cleadon Character Area covers Boldon Colliery, East and West Boldon, and Cleadon, as well as the green belt surrounding them. The appraisals have considered 105 sites and given a 'BC' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**.



Key

- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

Key Points

- The majority of the Green Belt surrounding the Boldons and Cleadon is considered **not suitable** for development to ensure separation between those areas and the wider South Tyneside and Sunderland urban areas and maintain strategic Green Belt and green infrastructure corridors.
- Green Belt sites to the southern edge of Cleadon Park (BC48b & c), at West Hall Farm (BC44) Cleadon, Boldon North Farm (BC25) and Low House Farm (BC33a & b), the former MoD Bunkers and Medical Stores (BC30) and north of Town End Farm (BC18a) are considered **potentially suitable** for new homes, subject to Green Belt, landscape and open space impacts.
- Brownfield land at Cleadon Lane Industrial Estate (BC36a & b, 37) is considered **potentially suitable** for new homes dependent on the need and viability for retaining employment land in this area.
- The East Boldon junior school site would be considered **potentially suitable** for new homes if cumulative growth impacts required the school to be significantly extended with relocation to an alternative nearby site.
- Land at the Disco Field (BC7), former Boldon Church of England Primary School (BC13) and New Road (BC58) are considered **potentially suitable** for new homes dependent on open space and landscape impacts.

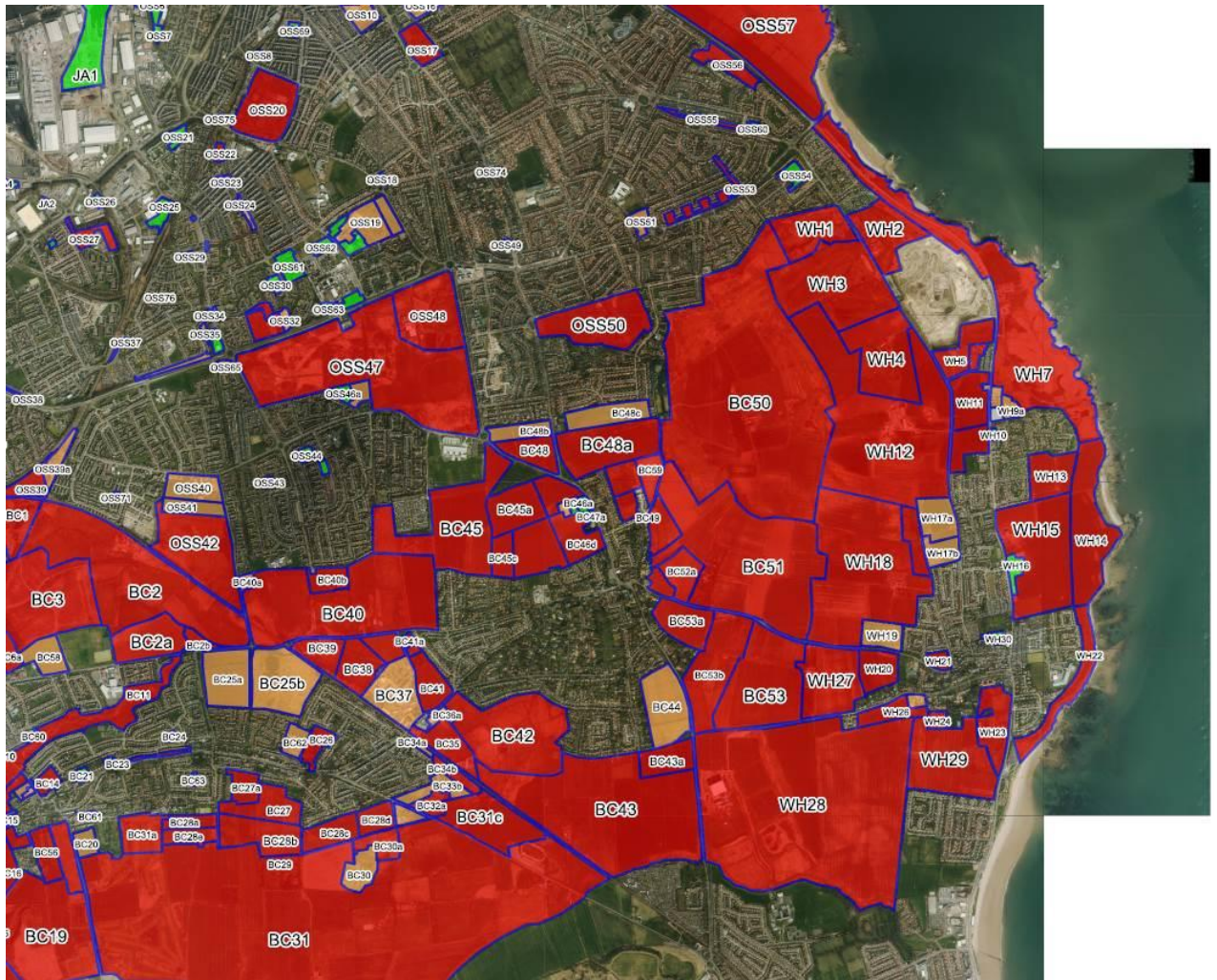
Whitburn Summary

Indicative Development Capacity

397 - Homes
0 - Jobs (0.0ha)

Whitburn Character Area Findings

The Whitburn Character Area covers the village of Whitburn and its surrounding Green Belt areas, including those areas south of Marsden, east of Cleadon and north of Sunderland. 34 sites have been considered and given a 'WH' site reference. The maps and table below provide a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable** for development.



Key

- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

Key Points

- The majority of sites around Whitburn, including those that separate Whitburn from Cleadon, Marsden and Sunderland, as well as along the coastal corridor are considered **not suitable** for development due to likely impacts upon the Green Belt, landscape and biodiversity.
- The former Croftside care home site is considered **suitable** for new homes.
- Land at the former Whitburn Lodge (WH8) Shearwater (WH9a & b), Wellands Lane (WH17a & b) and the former Charley Hurley Centre, Cleadon Lane (WH19) are considered **potentially suitable** for new homes dependent on Green Belt, landscape and biodiversity impacts.
- Land to the west of Marsden Quarry (WH4) is considered **potentially suitable** for mineral extraction, as the existing Marsden Quarry nears completion. However, impacts upon the landscape and other considerations such as access would need to be considered further.

To find out more about the Local Plan, please contact:

Spatial Planning
Development Services
South Tyneside Council
Town Hall and Civic Offices, Westoe Road
South Shields, Tyne & Wear NE33 2RL

Telephone: **(0191) 424 7688**
E-mail: **local.plan@southtyneside.gov.uk**
Visit: **www.southtyneside.gov.uk/planning**

If you know someone who would like this information in a different format contact the communications team on (0191) 424 7385