

SOUTH TYNESIDE

local development framework

THE NEW DEVELOPMENT PLAN FOR YOUR BOROUGH



South Tyneside Council

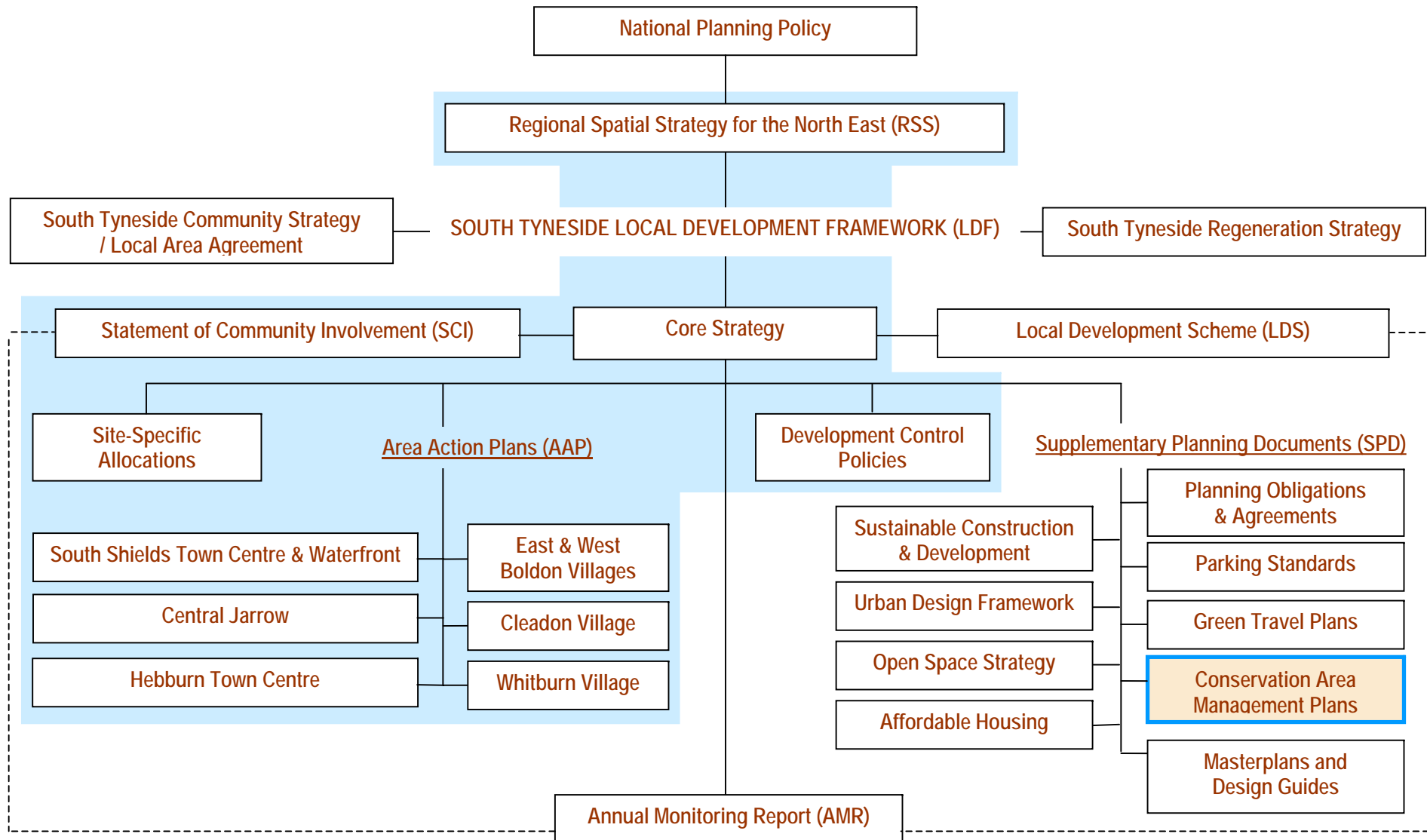
Final ADOPTED
Version

Supplementary Planning Document 11 West Boldon Conservation Area Management Plan

August 2007



South Tyneside Local Development Framework – Family Tree



- the statutory Development Plan

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West Boldon Conservation Area

West Boldon was given Conservation Area Status in 1975. The village has developed over many centuries and includes numerous architectural influences and styles. St. Nicholas Church dominates the village and is a Grade I listed building.

SPD 11: West Boldon Conservation Area Management Plan

[South Tyneside Local Development Framework](#)

[Local Development Scheme \(LDS\)](#)

[Core Strategy](#)

[South Tyneside Unitary Development Plan](#)

[South Tyneside Community and Neighbourhood
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Rectory Bank in the early 20th Century



St. Nicholas View in the early 20th Century before
demolition of the original terrace

Section 1 Introduction

1.1 Background

Everything we do is about achieving “a better future for South Tyneside’s people”. That is our vision for the Borough. To deliver a better future, one of our big challenges is to make South Tyneside a place where people choose to live, work and visit. This means developing new and exciting buildings whilst preserving our beautiful coastline and countryside. It also means ensuring a quality range of homes, shops and businesses, parks and public spaces, all linked by an excellent transport system. All of these things need to be delivered through the planning system, and in particular the **South Tyneside Local Development Framework**. This will guide the future development and use of land and buildings in the Borough over the next 10-15 years, and replace the existing Unitary Development Plan.

As part of the Borough’s overall regeneration programme, the aim is to create a special place in overall terms, and many special places in the different localities. The vision is one where a series of quality places are created and thus the overall townscape in the Borough is of the highest standard possible.

The West Boldon Conservation Area Management Plan will help realise the Council’s ambitious transformation agenda as set out in **Spirit of South Tyneside – South Tyneside’s Community and Local Neighbourhood Renewal Strategy and Local Area Agreement**. Priority theme *Building a sustainable environment with great housing and transport links* sets out three key aims and their objectives, relevant to West Boldon Conservation Area:

- 1) *Delivering sustainable communities through urban design, planning and housing*
 - Protecting and enhancing the Borough’s land and landscapes
 - Promoting sustainable construction and design
 - Joining up land-use, housing and transport planning
- 2) *Delivering sustainable communities through living neighbourhoods and transport*
 - Ensuring that neighbourhoods and open spaces are clean and sustainable throughout the Borough
 - Designing in road and footpath balance
 - Improving access to enhanced leisure and countryside routes
 - Changing behaviour and attitude to the streetscape
 - Creating a sense of place
- 3) *Protecting biodiversity and the natural environment*
 - Protecting and enhancing the Borough’s diversity and cultural heritage

South Tyneside Regeneration Strategy

Regional Spatial Strategy for the North East (RSS)

Guidance on the Management of Conservation Areas (2005), English Heritage

Guidance on Conservation Area Appraisals (2005), English Heritage

PPS 1: Delivering Sustainable Development

PPG 15: Planning and the Historic Environment

PPG 16: Archaeology and Planning

West Boldon Conservation Area Character Appraisal

South Tyneside Urban Design Framework

South Tyneside Streetscape Design Guide

The Management Plan seeks to contribute to the economic, social and environmental transformation of the Borough by taking forward the vision of **South Tyneside's Regeneration Strategy – Transforming Together**. Theme 3 of the strategy *Expressing the South Tyneside Vision through Urban Design* demonstrates the commitment of the Council and its partners to the social, economic and environmental benefits of good urban design.

The emerging **Regional Spatial Strategy for the North East** – the regional plan for the north east of England – has also informed the production of this Management Plan.

The Management Plan has been prepared in accordance with national planning policy and guidance, including the English Heritage **Guidance on the Management of Conservation Areas** and its companion document **Guidance on Conservation Area Appraisals**.

Planning Policy Statement (PPS) 1: Delivering Sustainable Development sets out the principles of the planning system in England. It emphasises the need for integrated sustainable development; promotes high quality, inclusive design and access; and encourages community involvement in the planning process. **Planning Policy Guidance Note (PPG) 15: Planning and the Historic Environment** recognises the importance of protecting and enhancing conservation areas, as well as individual listed buildings, parks, gardens and the wider historic landscape. **PPG16: Archaeology and Planning** reconciles the need for development with the interests of conserving and preserving sites with archaeological remains.

A **Sustainability Appraisal** informed the Management Plan. An **Appropriate Assessment** was also carried out under the Habitat Directive 92/43/EEC, and details of these are outlined in Appendix 1.

1.2 Aims of the Management Plan

This Management Plan has been developed from the **West Boldon Conservation Area Character Appraisal**. It follows on from the draft Management Plan (June 2006) and reflects changes in planning policy, best practice design guidance and local circumstances within the Conservation Area itself.

The Management Plan sets out objectives for the protection and enhancement of the conservation area, seeks to address weaknesses identified in the Character Appraisal and bring forward opportunities to enhance the area. The Management Plan should be read in conjunction with the Character Appraisal, the **South Tyneside Urban Design Framework** and **South Tyneside Streetscape Design Guide**.

The Management Plan encourages the Local Authority, developers, development professions (e.g. planners, architects, landscape architects, highway engineers) and the local community to engage in the preservation and enhancement of the local historic environment. This will help secure the long-term viability of the conservation area as an important heritage asset.

The key aims of the Management Plan (supported by the Character Appraisal) are:

- To raise awareness of the importance and value of the local heritage.
- To identify distinctive *built environment* character areas within the conservation area; provide guidance; and set out objectives to preserve and enhance buildings, structures and features.
- To identify distinctive *public realm* opportunities within the conservation area; provide guidance; and establish key actions to preserve and enhance the landscape, open spaces and streets.
- To provide tailored design guidance and set out actions for the enhancement and development of key sites within the conservation area.
- To outline the key statutory requirements in respect to development within the conservation area; provide guidance; and set out actions to secure the proper and effective application of these requirements.
- To propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of public spaces.

1.3 The Development Plan

The Government has introduced a new type of development plan known as the **Local Development Framework** (or LDF for short). The LDF will set out the strategy, policies and proposals by which all development proposals will be assessed. This is being produced over the next 2 to 3 years. In the meantime, the existing adopted Unitary Development Plan will retain development plan status until parts of the new system are adopted.

As a **Supplementary Planning Document**, the Management Plan will be a key material consideration in the determination of development proposals during the transitional period and beyond.

This Supplementary Planning Document is in support of the following Development Plan policies:

Unitary Development Plan – adopted October 1999

Environment

- ENV1 Towards a Sustainable Environment
- ENV2 General Principles
- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV8 Archaeology
- ENV23 Landscape and Views
- ENV25 The Purposes and Boundary of the Green Belt in South Tyneside
- ENV26 Agriculture
- ENV27 Stables and Other Horse Shelters
- ENV28 Intensive Livestock Units

Economic Development

- ED9 Telecommunications
- ED10 Business and Home – Working Uses in Residential Areas
- ED11 Farm Diversification

Housing

- H1 General Principles – Housing
- H3 Maximising the Potential of the Existing Housing Stock

Sport, Recreation and Leisure

- RL1 General Principles – Sport, Recreation and Leisure
- RL5 Protection and Retention of Existing Recreational Open Space
- RL6 Protection and Retention of Playing Fields
- RL7 Open Space Provision
- RL9 Children's Play Areas
- RL11 Countryside Recreation

Transportation

- T1 General Principles – Transport
- T6 Cycle and Pedestrian Routes
- T16 Traffic Management

Shopping

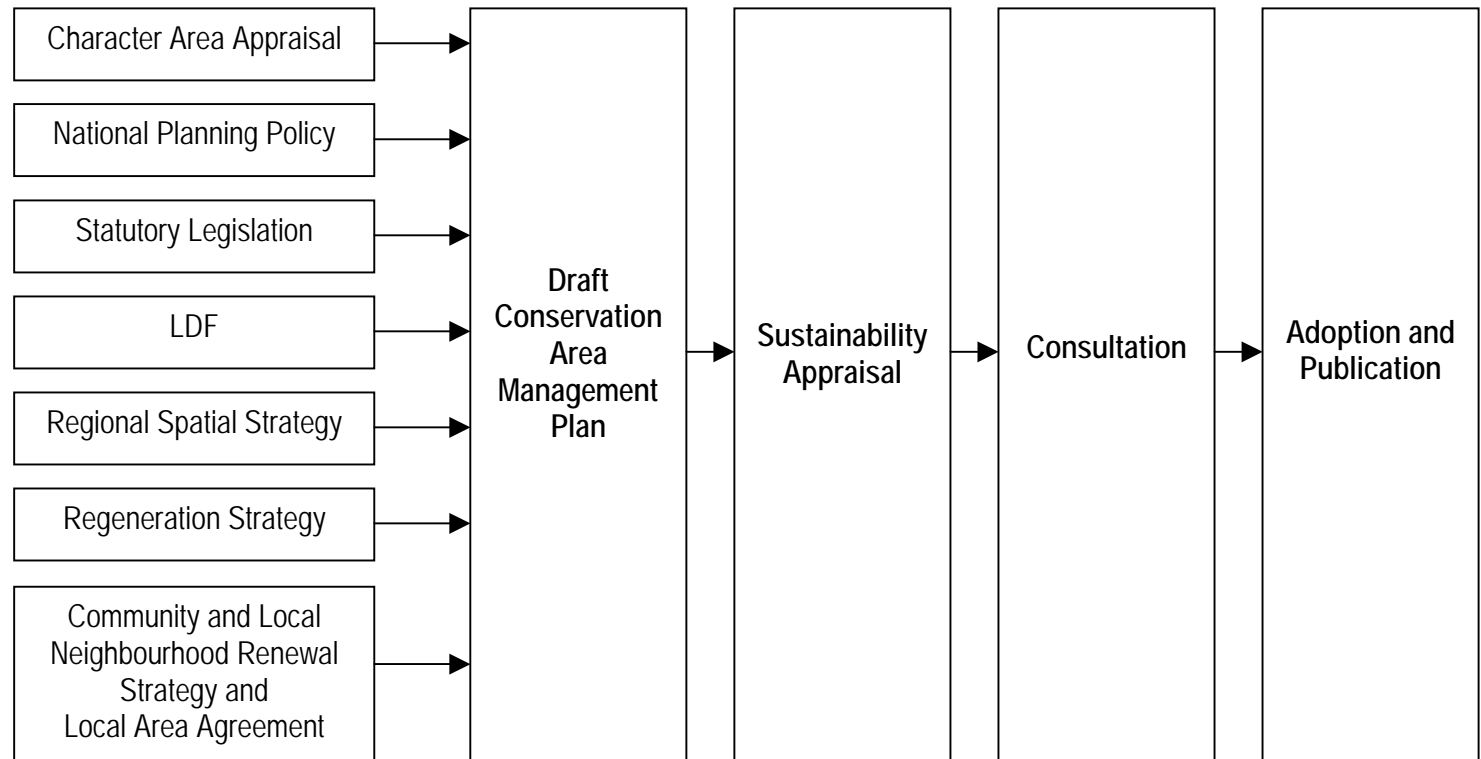
- S2 Shops and Retail Centres

Local Development Framework

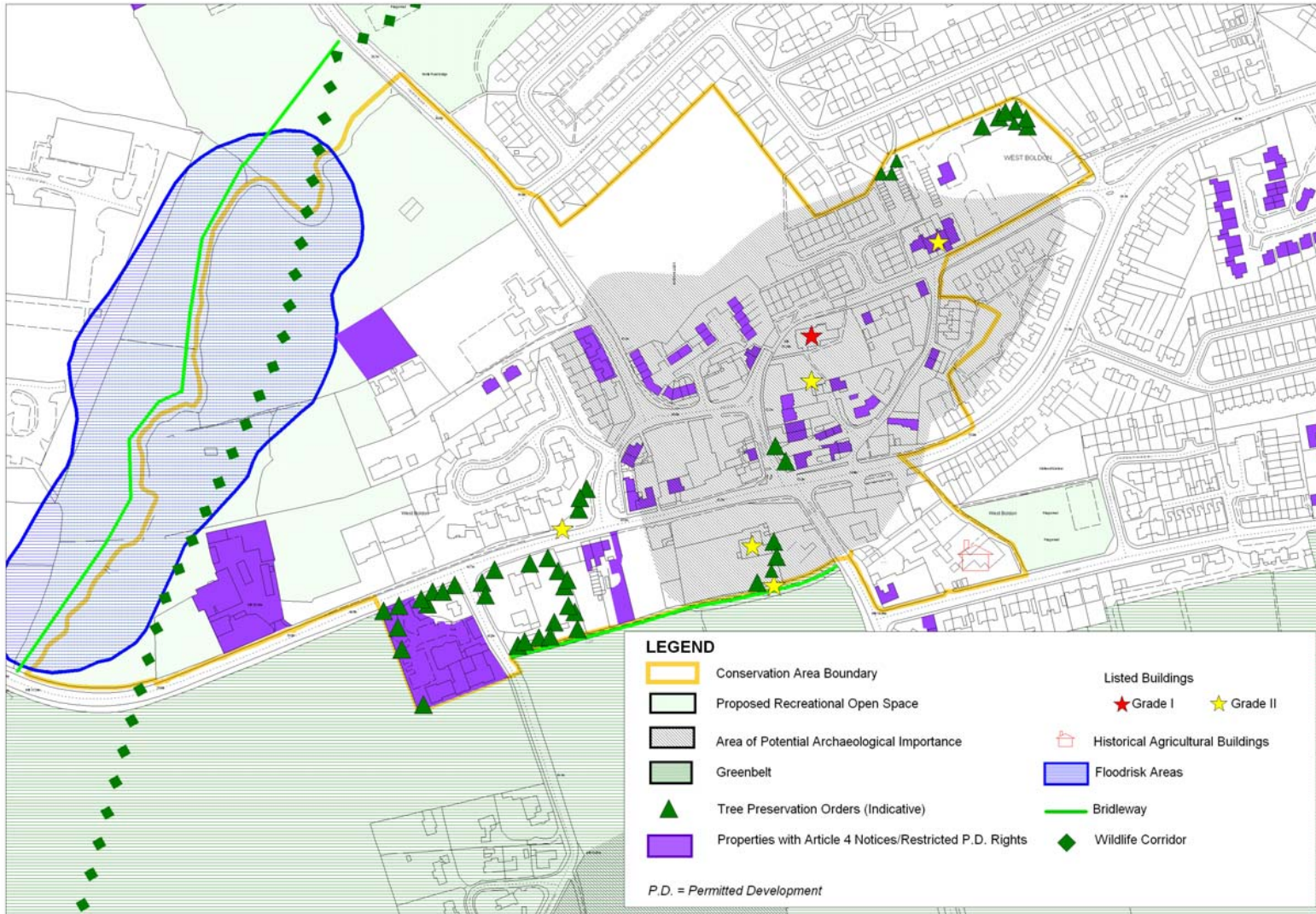
Core Strategy – adopted June 2007

- ST2 Sustainable Urban Living
- SC1 Creating Sustainable Urban Areas
- SC5 Providing for Recreational Open Space, Sport and Leisure
- EA1 Local Character and Distinctiveness

1.4 Process Diagram



Plan A: West Boldon Conservation Area – Designations



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The A184 passes through the village centre and is a busy artery between Newcastle and Sunderland



Newcastle Road rises to a summit towards Addison Road

Section 2 Character Area Analysis and Actions

2.1 Introduction

West Boldon Conservation Area has been divided into twelve distinct character areas, including:

- Character Area 1
Newcastle Road
- Character Area 2
Rectory Green
- Character Area 3
Don Gardens
- Character Area 4
North Road
- Character Area 5
Rectory Bank Historic Core
- Character Area 6
St. Nicholas Church
- Character Area 7
St. Nicholas View
- Character Area 8
The Folly
- Character Area 9
Addison Road
- Character Area 10
Bank Top Garage
- Character Area 11
Hall Green Farm
- Character Area 12
Open Countryside



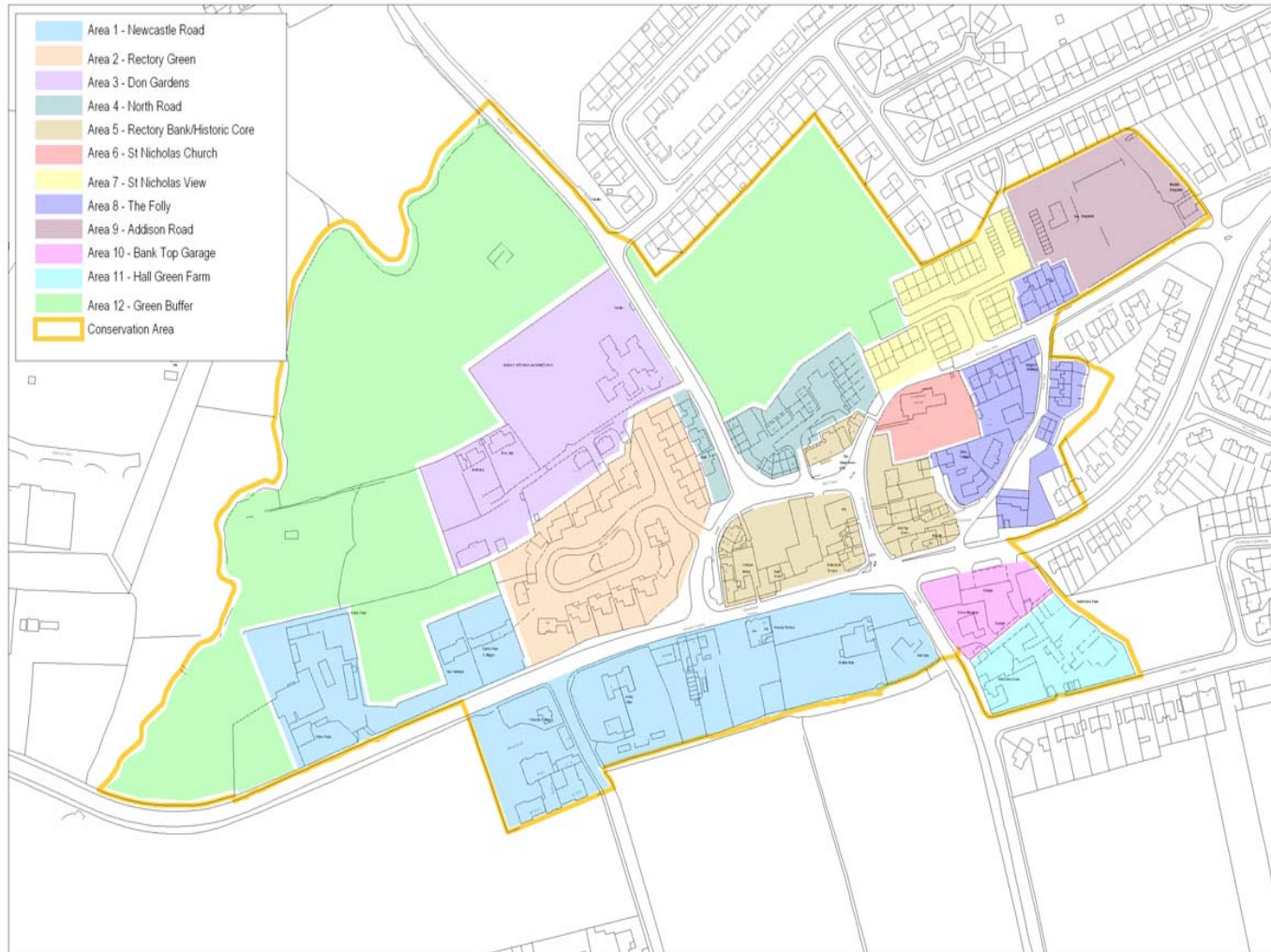
Harpers Building on the corner of the Folly and St. Nicholas View

For each of these areas the Management Plan identifies key issues relating to the historic environment, and proposes a series of actions for their preservation and enhancement. The historic built environment (buildings and structures) and the public realm (streets, open spaces and landscape) characterise each area.

Important defining characteristics include:

- Building and structure age, design, layout, size and use
- Gardens, parks, recreational areas, countryside and any other areas of open space
- Significant boundary walls
- Landscape and views, and
- Road and footpath networks

Plan B: West Boldon Conservation Area – Character Areas



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Street furniture and road markings make a significant impact on the character of the Conservation Area



Sections of Newcastle Road are characterised by detached dwellings set back from historic boundary walls

2.2 Character Area 1: Newcastle Road

Newcastle Road is a busy artery between Newcastle and Sunderland and cuts through the centre of the village.

It rises up to a summit at the top of Hill View, giving a strong sense of arrival. Large dwellings sited in large plots dominate the built form of the character area, especially at the western end of the village. The majority of properties are residential and are generally two storeys in height.

The buildings are set well back from the road in large cartilages. Several buildings such as West Boldon Hall, Osborne House, Bank House and Ascot Court provide a strong presence in the area. Care must be taken not to dilute the grain by increasing density with insensitive infill development, although this has happened over recent decades with Hill View and Wayside Cottage respectively. In addition the boundaries are dominated by tall, thick tree lines with many of the boundary walls worthy of retention.

Demolition carried out during the 1970's, where much of the original terraces aligning Rectory Terrace, Redcar Terrace and Gateshead Terrace disappeared, has subsequently led to a disruption to the rhythm of the street. The clearance of Redcar Terrace adjacent to the Red Lion pub has created an informal open space, which is under used but has further enhancement potential.

The majority of roofs in this area are generally pitched whilst many early roof coverings are of Welsh Slate. However, many of the original materials have been replaced with modern substitutes. The majority of original dwellings would have featured attractive timber sash windows but through alteration and replacements, their modern substitutes are of little architectural interest.

There is an eclectic collection of varying local brickwork styles and this is typical of a village that has developed over a significant period of time. The majority of properties in the character area have exposed facing brickwork, ranging from local red brick from the turn of the 20th Century to modern buff brick. Property owners have generally resisted rendering or painting properties and so the area's visual integrity remains intact.

The 'Fast Fit' garage referred to in the West Boldon Character Appraisal (2006) is now predominantly a horticultural retailer. The building's façade has been altered since the original character appraisal was carried out. There is limited access for parking creating congestion, whilst the single storey building contrasts with adjacent properties on either side and goes against the grain of the streetscape.

The A184 is the main road through the village. It is a significant artery between Newcastle and Sunderland and this is reflected by the heavy traffic that passes through the village. The historic route through West Boldon extended from Newcastle Road through Rectory Bank and onto St. Nicholas View.

Characteristics of the public realm character area include wide pavements at the western end of Newcastle Road with a mixture of standard concrete block paving and Bit-Mac. Street clutter is very much evident along Newcastle Road with an abundance of bollards, signage and street lighting. Existing street furniture is of poor quality and there is no consistency throughout the village.

The area is also characterized by the significant amount of trees aligning Newcastle Road. Many of these are protected by Tree Preservation Orders – notice to the Local Authority will be required to carry out any works on any tree within the Conservation Area.

Actions: Character Area 1 – Newcastle Road Built Form

The Local Authority will seek to:

- Ensure that any internal alterations to historic buildings (listed and unlisted) preserve the architectural integrity and historic interest of the building.
- Preserve the distinctive character and appearance of historic buildings. Any alterations should be sympathetic to the historic built form character, architectural detailing, materials and setting.
- Undertake a historic buildings audit, including a comprehensive photographic survey. Initiate remedial measures to preserve the historic fabric if necessary through Article 4 Directions. The historic buildings audit is to be undertaken as a priority.
- Resist sub-division within building plots that would damage the special character and historic settlement pattern interest of the area.

**Actions: Character Area 1 – Newcastle Road
Public Realm**

The Local Authority will seek to:

- Maintain and manage existing trees within the public realm. Proposals to be informed by detailed tree condition survey and subject to support of the local community and other partnership organisations. Trees within private ownership should adhere to guidance set out in Section 4.1 of the Management Plan (Trees in Conservation Areas).
- Prepare a scheme of environmental improvements in consultation with the local community and other partnership organisations. Detailed proposals to be in accordance with Section 4.4 of the Management Plan *Guidance on Works to Streets, Landscape and Open Spaces*.

Key design issues include the following:

- i) Proposals to retain and enhance the historic street layout and historic street features.
 - ii) Proposals to reflect the unique history of the village and reinforce its distinct qualities and character.
 - iii) Proposals to be informed by a detailed streetscape audit, including research and analysis of the historic development of the public realm.
 - iv) Clearance of street clutter following a streetscape audit of conservation areas.
- Develop a programme for the implementation of environmental improvements and seek sources of funding.
 - Retain and enhance the historic street layout and historic street features within the area.



Rectory Green is an enclosed estate built in the 1970's in the grounds of the old Rectory. The only evidence is a salvaged door set in the boundary wall (Grade II listed)



The estate was built before West Boldon was designated a conservation area and is well kept but tends to be at odds with the character of the historic village core

2.3 Character Area 2: Rectory Green

An enclosed walled estate consisting of 12 detached and 6-terraced houses dominate this character area in what was once the Rectory Grounds. All that remains of the rectory is the boundary wall and the Grade II listed door (fronting onto Newcastle Road). The entrance to the estate is well defined and dwellings are uniform in design and materials, which underpins the estate. Each plot is set well against the other and further increases in density would be detrimental to the uniform character of the estate.

Materials include a dark buff brick, which bind all the dwellings on the estate and should be the choice of material for any further work. Roofs on the detached dwellings are pitched with concrete pantiles. The terraced dwellings also have pitched roofs but with extended flat roof porches. Windows are a mixture of uPVC, and timber frame and are unremarkable in terms of style and design.

The uniformity of the estate gives a strong positive characterisation and avoidance of further additions to boundary treatments would be appropriate.

The housing development largely retains the attractive landscaped setting of the original rectory garden but contributes little to the historical form of the village, appearing as an entirely self-contained addition. The nearby village green is a strong communal asset to the character area and complements the Rectory that was once here.

Actions: Character Area 2 – Rectory Green Built Form

The Local Authority will seek to:

- Resist sub-division within building plots that would damage the character and settlement pattern of the modern housing estate.
- Preserve the distinctive built form character of Rectory Green. Any alterations should be sympathetic to the established built form character, architectural detailing and materials of the area.



Further intensification of development would be detrimental to the character of the estate



Alterations to the six terraced houses on the estate, either to the boundaries or to the building itself, would fundamentally change their character

**Actions: Character Area 2 – Rectory Green
Public Realm**

The Local Authority will seek to:

- Preserve the distinctive open plan character of Rectory Green. Any alterations should be sympathetic to the established built form character, architectural detailing and materials.



West Boldon Primary School



Further development here would intrude on views and could dilute the area's secluded character

2.4 Character Area 3: Don Gardens

Don Gardens is a secluded private residential road with picturesque views down to the River Don at the end of the road. Protection should be afforded to the open nature of the area and views in and out of the village, especially at the end of Don Gardens, which forms an integral natural setting to the village.

A number of dwellings are located in this tree lined private road with the majority set well back from the road in large plots. Although the dwellings vary in terms of style, the integrity of the area comes from its rural feel and the compact nature of the street form. The two properties at the eastern end of Don Gardens overlooking the grounds of the school are recent additions and despite the attempts to limit their impact through scale, the choice of materials (red brick and concrete pantiles) conflict with the context of the area.

Significantly local boundary walls are made from magnesian limestone, including West Boldon Primary School. However, the school's building materials directly conflict with the locality.

Further intensification of development in this area should be strongly resisted. Preservation should entail the use of materials that would be appropriate to the area.

Don's Gardens is a secluded private road and has a distinctively rural feel but is not adopted public highway. North Road (formerly North Lane) was historically part of the main route through the village, before traffic was diverted through Addison Road.

The approach to the village is characterised by the steep approach to Rectory Bank and is flanked on either side by stone walls constructed using magnesium limestone. The conservation area boundary includes the imposing domed hillside. Views of the Don Valley are accessible from the several points in this part of the village and contribute significantly to the character and setting of West Boldon.



Unusual features add to the visual interest of the area



The majority of dwellings along Don Gardens are set back from the road

**Actions: Character Area 3 – Don Gardens
Built From**

The Local Authority will seek to:

- Resist sub-division within building plots that would damage the special character and settlement pattern of the area.
- Preserve existing features such as the limestone walls and architectural elements of dwellings of historic value. Any alterations should be sympathetic to the established built form character, architectural detailing and materials of the area.

**Actions: Character Area 3 – Don Gardens
Public Realm**

The Local Authority will seek to:

- Protect views in and out of the village that contribute to the character and setting of the village.



The Parish Hall lies at the summit of North Road and is a pivotal building within the community



The corner of Rectory Bank and North Road consists of 20 modern two-storey terraced houses and is a gateway to the historic core

2.5 Character Area 4: North Road

The corner of Rectory Bank and North Road has witnessed considerable change throughout the development of West Boldon. The modern 20 terraced-two storey dwellings are sympathetic towards the historical precedent set by the site's previous occupants, with form and massing that complements adjacent properties. However, the choice of materials and detailing sits uncomfortably with adjacent properties and conflicts with the nearby historic core of the village.

Materials such as brick/roof tiles/rainwater goods should be replaced like for like and alterations to windows should be sympathetic to original design features with appropriate frames and glazing bars. Avoidance of porches and extensions should be applied to all properties as this would distort elevations and have a negative impact on adjacent properties.

The significant views offered at the top of North Road are attractive and act as a gateway into the village's prominent historic core – these should be retained. The local village hall is a low single storey red brick building, dates back to the first half of the 20th century and is set within an attractive mature landscape setting. The Victorian/Edwardian red brick complements some of the older buildings found throughout the village and the original slate roof is a strong feature.

Several trees are sited within this character area and provide a mature landscape setting and soften the impact of development and appropriate protection should be afforded to boundary treatments and the retention of curtilages.

Actions: Character Area 4 – North Road Built Form

The Local Authority will seek to:

- Preserve the distinctive character and appearance of the area. Any alterations should be sympathetic to the historic built form character, architectural detailing, materials and setting.

Actions: Character Area 4 – North Road Public Realm

The Local Authority will seek to:

- Protect views in and out of the village that contribute to the character and setting of the village.



Rectory Bank was the historical route through village



The historic core's character has been diluted by inappropriate alterations to some buildings

2.6 Character Area 5: Rectory Bank Historic Core

Rectory Bank forms part of the historic core and a large number of the village's original buildings can be found here. Historically the route through the village extended through Rectory Bank and continued to Boldon Colliery via North Road.

The heart of the village is probably the most vulnerable to change and much of its character has been diluted with alterations to sightlines and the introduction of engineered highway solutions to accommodate requirements. As with other parts of the village, alterations and the replacing of original features has impacted on the character of the village.

Where possible the preservation, re-use and management of specific architectural features will be encouraged. Although there is limited opportunity for redevelopment in this area, the compact urban grain, site lines, views, vistas and the short, intimate townscape must remain intact.

Much of the public realm in the historic core of the village has deteriorated over the decades. Evidence of disused street furniture, such as lighting posts, is found here and recent work completed by utility companies in the area has left the road surface disjointed. The aesthetic quality of the built environment has been reduced.

Highways engineering has had a significant impact on the village and in particular on the historic core. An example of this is the relatively recent introduction of the cycle junction at the corner of Newcastle Road and St Nicholas Road. Another example is the introduction of parking provision at Rectory Bank, which involved the re-alignment of the road and adjacent footways to the detriment of the pedestrian.

In terms of urban design both are poor additions to the streetscape, including the overly complicated cycle path alignment and excessive employment of bollards. Standard tactile paving is used in pedestrian crossings and other hazards for blind and visually impaired people; however, Government guidance allows some flexibility in the use of colours within conservation areas or in the vicinity of a listed building, and this should be encouraged. Employment of a tactile paving product within conservation areas should match the surrounding paving for the continuity and this would be best made from natural materials. Much of the original paving material has disappeared and has been replaced with concrete block paving, which is both uneven and does not complement the historic core's village character.

The conflict between pedestrian and vehicular traffic is very much evident. The historic grain of the village struggles to accommodate modern vehicle traffic requirements such as parking, kerb build-outs, splitter islands and staggered pedestrian crossings, which all contribute to the overly complex streetscape.



Streetscape audits will identify redundant street furniture



Care should be taken to ensure that streetscape works are sensitive to the historic environment's character

The historic highway between the Historic Core and St. Nicholas View has been reduced to a narrow pedestrian path separated by a raised planting bed. This abrupt separation of the historic grain is clumsy and goes against the historic precedent. Removing the planting bed and reinstating the original pedestrian flow of the street would create an attractive public space in the village centre.

The cleared site on the Green presents an opportunity for enhancement and a focal area of public open space for West Boldon.

Actions: Character Area 5 – Rectory Bank Historic Core Built Form

The Local Authority will seek to:

- Ensure that any internal alterations to historic buildings (listed and unlisted) will preserve their architectural integrity and historic interest.
- Preserve the distinctive character and appearance of historic buildings. Any alterations should be sympathetic to the historic built form character, architectural detailing, materials and setting of the area.
- Undertake a historic buildings audit, including a comprehensive photographic survey. The audit will inform review of Article 4 Directions and initiate remedial measures to preserve the historic fabric if necessary. The historic buildings audit is to be undertaken as a priority.
- Encourage property owners to repair or reinstate historic boundary walls, original timber windows, stone plinths and railings to the front curtilage of properties. The Local Authority will provide advice to property owners on any necessary consent required and on the appropriate forms of reinstatement.

**Actions: Character Area 5 – Rectory Bank Historic Core
Public Realm**

The Local Authority will seek to:

- Remove street clutter and inappropriate highways engineering at the corner of St. Nicholas Road and Newcastle Road, and commit to an audit and review of traffic management by Highways and Streetscape Services.
- Implement a street clutter clearance programme after completion of the streetscape audit.
- Provide open parking in front of and to the side of the two public houses and re-establish the pedestrian link between Rectory Bank and St. Nicholas View. South Tyneside Council will seek sources of funding and develop a master plan to co-ordinate improvements.
- The Local Planning Authority is afforded powers to issue a 'Section 215' Notice (Town and Country Planning Act 1990) on the owner(s) of parcels of land or buildings whose condition is adversely affecting the amenity of the site. Such a notice requires the person(s) responsible to clean up the site. South Tyneside Council will review the employment of such measures and act accordingly.
- Explore enhancement potential of the Green to establish a focal point for the village. Seek sources of funding for environmental improvements.
- Protect views in and out of the village as they contribute to the character and setting of the village.
- Introduce appropriate 'heritage' street lighting columns and lanterns to the historic core.
- Retain the historic street layout, features and materials within the area, including granite setts and kerbs, etc.



St. Nicholas Church is Grade I listed and a prominent local landmark



The church from St. Nicholas View

2.7 Character Area 6: St Nicholas Church

St Nicholas Church is an early to mid-13th Century building with a spire of rare architectural interest and is Grade 1 listed. The church is one of the finest ecclesiastical monuments in the wider area. It sits upon the most dominant positions within the village and offers prominent views of the surrounding locality.

The surrounding grounds and wall boundaries are an important setting to the church.

Public realm improvements within include the reinstatement of the historic route between Rectory Bank and Addison Road, to reinforce the character of individual conservation areas.

Actions: Character Area 6 – St. Nicholas Church Built Form

The Local Authority will seek to:

- Preserve historic features in the churchyard and identify areas of risk.
- Seek sources of funding to make environmental improvements to the church grounds, including a lighting scheme for the building to reinforce St. Nicholas Church as the heart of the village and its prominence as a local landmark.
- Maintain the established uses of the church and ancillary buildings.
- Monitor the physical condition of the church on a regular basis and initiate remedial measures to preserve the historic fabric if necessary.

**Actions: Character Area 6 – St. Nicholas Church
Public Realm**

The Local Authority will seek to:

- Preserve the of the limestone boundary walls abutting the churchyard.
- Reinststate the historic pedestrian route between Rectory Bank and St. Nicholas View whilst sympathetic to the integrity of the Grade I listed church building. South Tyneside Council is to undertake a masterplan exercise and seek sources of funding.
- Introduce appropriate 'heritage' street lighting columns and lanterns to the historic core.
- Retain the historic street layout, features and materials within the area including granite setts and kerbs etc.
- Safeguard views long and short. Applications for development, which has a negative impact on views of the church, will be strongly resisted through the development control process.



Typical housing at St. Nicholas View

2.8 Character Area 7: St. Nicholas View and St. Nicholas Terrace

This character area is dominated by local authority housing built in the 1970s and 1980s. St. Nicholas Terrace is well maintained in character and uniform in design, with light buff brick used for the terraced row at St Nicholas View. Further alterations to the design and proportions of the existing buildings at St. Nicholas View and St. Nicholas Terrace should be avoided. The requirements for any new materials should be replaced like for like.

Terraced housing at St. Nicholas View is setback from the path and is a departure from the historic, more intimate urban grain clearly evident at Rectory Bank.

The public realm in the area includes unremarkable standard street lighting and surface treatment. Views to the rear of the estate as they extend over the Don Valley should be retained.

Significant public works proposed in the area include reinstating the historic route between the historic core and St. Nicholas View but care must be taken not to prejudice the setting of the church.

Actions: Character Area 7 – St. Nicholas View and St. Nicholas Terrace Built Form

The Local Authority will seek to:

- Preserve the distinctive built form character of the estate. Any alterations should be sympathetic to the area's established built form character, architectural detailing and materials.

Actions: Character Area 6 – St. Nicholas View and St. Nicholas Terrace Public Realm

The Local Authority will seek to:

- Preserve the integrity of the limestone boundary walls along St. Nicholas Terrace.
- Reinstating the historic route between Rectory Bank and St. Nicholas View, whilst being sympathetic to the integrity of the Grade I listed church building. South Tyneside Council will undertake a masterplan exercise and seek sources of funding.



The Folly has a strong pastoral character



Glimpses of St. Nicholas Church



Boundary treatments have a significant impact on the appearance of the area

2.9 Character Area 8: The Folly

After the historic core, The Folly is probably the oldest part of the village. Harper’s Building at the corner of St. Nicholas View and The Folly has a strong presence on the street, with prominent features such as timber sash windows, porch canopies, cast iron rainwater goods and a natural slate roof.

The Folly is a historic route and owing to its medieval origins, the tight grain of the street gives the area a distinctively rustic feel. Over time, however, many plots have been in-filled and this is in contrast to the once open character of The Folly.

Nos. 1/2 and No. 5 The Folly are some of the village’s oldest buildings but like many of other older buildings, many original features such as timber windows, slate roofing have been replaced with modern substitutes. There is a wide variety of materials used throughout the village, whilst it is the building form and scale that determines West Boldon’s dominant character. The historic core and The Folly signify this.

With little opportunity for developing ‘gap sites’, the preservation of important features such as original brickwork, rainwater goods and roofing materials will be an important management issue.

The Mansion House is a Grade II listed dwelling converted into five apartments. Features of interest include the original sash windows, overhanging eaves, original boundary treatments and a natural slate roof.

This distinct street is characterised by its narrow width and its vernacular characteristics are still evident today. Much of the housing stock precedes the 19th century. Successive series of infill development have been introduced here with varying degrees of success. However, the integrity of this historic route has remained, evident by the shared highway space for pedestrians and vehicular traffic.

The oversized streetlight columns in the area and the concrete bollard boundary treatments on many of the grassed verges conflict with the existing urban grain. The road surface materials in The Folly conflict with the character of the area and it would be appropriate for a more sympathetic road surface to be introduced here.

The southern part of The Folly opens out to the busy A184 and reveals a small patch of marginal green space owned by the Council, and this could be utilised for community space.

Co-ordinated environmental improvements would be a welcome addition to The Folly’s public realm.



Open space at the southern end of The Folly – there is potential to develop the space as a communal focal point



Some of the buildings in The Folly are the oldest and most evocative of the village's early medieval origins

**Actions: Character Area 8 – The Folly
Built Form**

The Local Authority will seek to:

- Preserve the distinctive character and appearance of historic buildings. Any alterations should be sympathetic to the historic built form character, architectural detailing, materials and setting of the area.
- Undertake a historic buildings audit, including a comprehensive photographic survey. The audit will inform the review of Article 4 Directions and initiate remedial measures to preserve the historic fabric if necessary. The historic buildings audit is to be undertaken as a priority.
- Resist sub-division within building plots that would damage the special character and historic settlement pattern interest of the area.

**Actions: Character Area 8 – The Folly
Public Realm**

The Local Authority will seek to:

- Implement public realm improvements through the managed introduction of more appropriate, sympathetic forms of street lighting, bollards and signage.
- Tackle inconsistent treatments like street lighting and poor road surfacing through a co-ordinated streetscape programme to be implemented once funding has been secured.
- As part of wider environmental improvements in The Folly and the historic core, commit to creating viable community open spaces to reinforce the character of the village and secure funding for improvements.
- Explore enhancement potential of green space at the entrance of The Folly. Seek sources of funding and develop a masterplan to co-ordinate environmental improvements.



Limestone walls contribute positively to the character of the village and utilise local materials



St. Nicholas Church dominates views and is pivotal to the local community

2.10 Character Area 9: Addison Road

The limestone walls to the east of Mansion House, which extend to Mayfair Cottage, are a significant feature in this character area. The wall has retained its integrity through the use of local materials and traditional building techniques. However, its rhythm has been disrupted by the inclusion of an access point for a modern bungalow set back from the road, and this is out of character with the adjacent buildings in terms of materials, form and setting. To prevent further dilution of the urban fabric, no further infill be permitted in this character area.

The public realm in the area has standard street lighting and the surface treatment and is unremarkable. Views to the rear of St. Nicholas View housing estate extend over the Don Valley and should be retained, as well as the open-ended boundary treatments on many of the estate’s dwellings. Furthermore, there is a number of Tree Preservation Orders nearby Mayfair Cottage.

Significant public works proposed in the area include reinstating the historic route between the historic core and St. Nicholas View, whilst care must be taken not to prejudice the historic setting of the church.

Actions: Character Area 9 – Addison Road
Built Form

The Local Authority will seek to:

- Preserve important views of the church.
- Preserve and protect significant boundary walls through Article 4 Directions.
- Retain and restore of historic buildings, green boundaries and architectural details of buildings of note through the development control process.

Actions: Character Area 9 – Addison Road
Public Realm

The Local Authority will seek to:

- Reinstating the historic route between Rectory Bank and St Nicholas View, whilst being sympathetic to the integrity of the Grade I listed church building.



Bank Top Garage before closure



The former garage buildings are at odds with the prominently residential character of the village

2.11 Character Area 10: Former Bank Top Garage

The vacant former garage at the summit of Bank Top is prominent and in its current built form and use, conflicts with the historic grain and character of the village.

The Hylton Lane junction is one of West Boldon’s busiest crossroads and in recent years, highways engineering has made the junction safer. However, the streetscape is untidy with abundant traffic signage, street lights and poorly surfaced pedestrian pathways.

This prominent gateway into the village is poorly defined and dominated by highways infrastructure, which has had a detrimental impact.

Actions: Character Area 10 – Former Bank Top Garage Built Form

The Local Authority will seek to:

- Secure a high quality residential redevelopment at the former garage site, which relates to the character and built form of West Boldon village.
- Preserve important views in and out of the village.

Actions: Character Area 10 – Former Bank Top Garage Public Realm

The Local Authority will seek to:

- Reduce street clutter, following a streetscape audit of the Borough’s eleven conservation areas.
- Minimise traffic management on the village, which is both sympathetic to the built environment and the public realm but within safety parameters.



Distinctive limestone walls add to the character of the area



Some alterations and additions add to the farm's character

2.12 Character Area 11: Hall Green Farm

Hall Green Farm is one of the last remaining working farms in the village. The farmhouse and barn buildings reflect the village's rural heritage.

Hall Green Farm abuts the open countryside and the edge of the conservation area boundary. It is also surrounded by the residential development to the south and west. The farm's limestone boundary walls are significant and add to the character to the village.

Actions: Character Area 11 – Hall Green Farm Built Form

The Local Authority will seek to:

- Preserve the distinctive characteristic of the farmhouse and barn buildings through an appropriate residential redevelopment scheme.
- Encourage the removal of outbuildings that conflict with the historic farm buildings.

Actions: Character Area 11 – Hall Green Farm Public Realm

The Local Authority will seek to:

- Reduce street clutter, following a streetscape audit of the Borough's eleven conservation areas.
- Preserve the historic limestone walls through Article 4 Directions.



The village is based on the historic hilltop settlement, with open countryside to the north, south and west



North Road rises to Rectory Bank and the green setting of St. Nicholas Church

2.13 Character Area 12: Open Countryside

The open spaces immediately abutting the northern (countryside) and southern (Green Belt) perimeters of the village act as important physical, visual and historic buffer. Any attempts to encroach upon it should be resisted.

Actions: Character Area 12 – Open Countryside Built Form

The Local Authority will seek to:

- Resist development in designated countryside areas that is not related to agriculture.

Actions: Character Area 12 – Open Countryside Public Realm

The Local Authority will seek to:

- Retain important views in and out of the village.



This bridle path abuts the boundary of the conservation area and open countryside



The open space at Rectory Bank offers opportunity for enhancement


Section 3 Enhancement Opportunities


Proposals for the enhancement of the character and appearance of the conservation area are aimed at reinforcing its qualities and characteristics. It is these features that provide its special interest and warrants its designation.


Enhancement can take two forms:


- 1) Sympathetic redevelopment of sites defined in the character appraisal, which detract from the character of the area; or
- 2) Pro-active proposals that involve various measures to improve the built environment, such as street clutter removal and the reinstatement of architectural features.

For each enhancement scheme, the site's key issues are identified, the layout and built form analysed, and a series of actions proposed.

| Hall Green Farm | Key Issues | Built Form and Public Realm | Actions |
|--|--|--|---|
|  | <ul style="list-style-type: none"> • The group of buildings are of architectural and social value and of the very few examples of a village farm complex in the Borough. • The stone and pantile barns are of particular architectural interest. • Several buildings are in a state of disrepair. • The farm complex adds vitality and interest to the rural margins of the village. • The farm is going to close and the site is likely to be redeveloped for housing. | <p>Any development should:</p> <ul style="list-style-type: none"> • Respect the historic value of the farm complex and preserve its distinct qualities and character. • Be informed by a thorough understanding of the development of the site and its historic value. • Adhere to the principles and policies established in this Document. • Retain historic buildings for re-use where feasible. • Remove modern steel portal frame shed building. | <ul style="list-style-type: none"> • The Local Authority shall seek to secure a high quality conversion scheme for the site, which will enhance the character and appearance of the conservation area and preserve the historic value of the farm complex. |

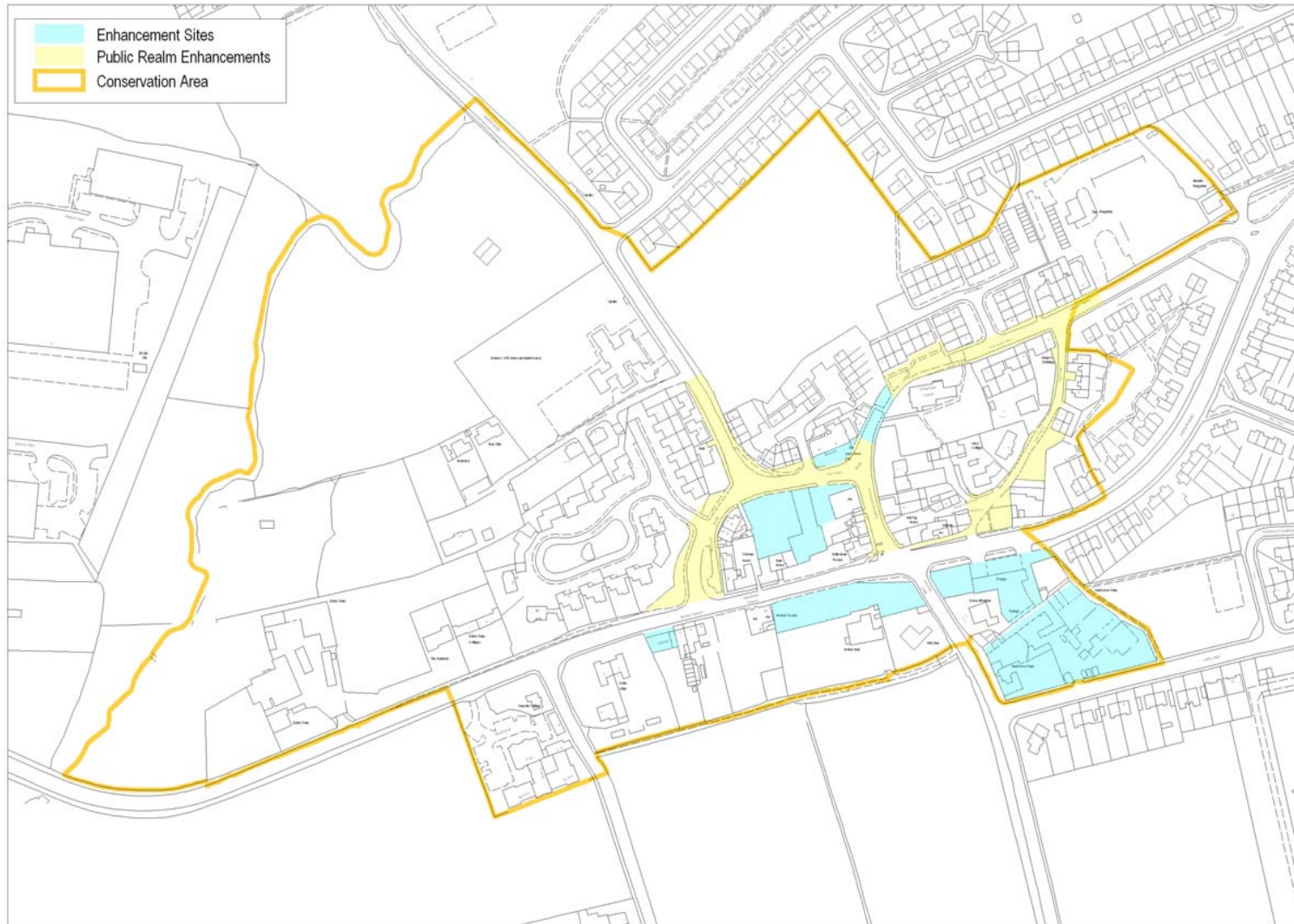
| Bank Top Garage | Key Issues | Built Form and Public Realm | Actions |
|--|---|--|--|
|  | <ul style="list-style-type: none"> • Visually prominent site on a major transport artery. • The garage use is detrimental to the visual amenity of the conservation area. • The built form is at odds with the small-scale traditional character of the conservation area. • The built form intrudes on views from Newcastle Road. • Provides a 'weak' corner to Hylton Lane. • The garage has closed and the site is likely to be redeveloped for housing. | <p>Any development should:</p> <ul style="list-style-type: none"> • Demonstrate that the built form, use of materials and detailing has been informed by an understanding of the local vernacular qualities, which make a significant positive contribution to the character of the conservation area. • Aim to provide an active frontage to Newcastle Road and Hylton Road. • Aim to establish a continuous, 2-storey frontage to Newcastle Road and Hylton Road. An increased height of 2.5 storeys at the corner of Addison Road and Hylton Road may be acceptable if the built form proposal demonstrates townscape benefits that would not create residential amenity problems. • Aim to provide a parking arrangement that adds to the overall quality and character of the public realm. • Avoid dwelling types with garages and areas of hard standing for parked vehicles that front onto Newcastle Road and Hylton Road. | <ul style="list-style-type: none"> • The Local Authority shall seek to secure a high quality redevelopment of the site, which will enhance the special character and appearance of the conservation area. |

| Historic Core | Key Issues | Built Form and Public Realm | Actions |
|---|---|---|--|
|  | <ul style="list-style-type: none"> • Disjointed historic core – the potential re-introduction of the historic route between Rectory Bank and St. Nicholas View. • Solidify the architectural quality of the buildings with Article 4 Directions. • Introduce high quality street furniture, lighting and street paving that reinforces the village character of the historic core. • Prepare an open space brief for the site at Rectory Bank. • Remove street clutter. • Re-visit the traffic management arrangements at the corner of St. Nicholas Road and Newcastle Road. | <p>Any development should:</p> <ul style="list-style-type: none"> • Demonstrate that the built form, use of materials and detailing has been informed by an understanding of the local vernacular qualities, which make a significant positive contribution to the character of the conservation area. • Aim to provide a parking arrangement that will add to the overall quality and character of the public realm. | <ul style="list-style-type: none"> • The Local Authority shall seek to secure a high quality redevelopment between St. Nicholas Terrace and the Historic Core, which will enhance the special character and appearance of the Conservation Area. • Investigate the viability of issuing a Section 215 Notice on the vendors of the adjacent site to Rectory Green to clean up the site. • Develop a programme of public realm improvements. • Re-examine traffic management in the area. |

| Rectory Bank, Gateshead Terrace and The Folly | Key Issues | Built Form and Public Realm | Actions |
|--|---|---|---|
|  | <ul style="list-style-type: none"> • A number of sites within West Boldon present an opportunity for significant environmental improvements. The majority are within local authority control but Compulsory Purchase Order powers may be required for sites in private ownership deemed to be detrimental to the character of the area. • Some of the sites are marginal green spaces that are underused. The Local Planning Authority is seeking to turn these sites into viable urban community spaces. | <p>Any enhancement works should:</p> <ul style="list-style-type: none"> • Establish a public realm that includes the provision of imaginative landscaped areas and routes for the use of residents and visitors. • Reflect the unique history of the village and reinforce its distinct qualities and character. • Engage the local community in the design and development process. • Provide a safe environment for residents and visitors. | <ul style="list-style-type: none"> • Prepare a scheme of environmental improvements in consultation with the local community and other partnership organisations and seek sources of funding. • Develop programme for the implementation of environmental improvements and seek sources of funding. • Investigate the viability to acquire the adjacent site next to village green at Rectory Bank through a Compulsory Purchase Order. • At Rectory Green, investigate the viability of implementing a landscape improvement scheme. |

| Rectory Terrace – Former Fast Fit Garage | Issues | Layout and Built Form | Actions |
|--|---|---|---|
| | <ul style="list-style-type: none"> • Prominent location of site on major transport route. • The built form character and commercial operation is detrimental to the visual amenity of the conservation area. • The single storey buildings are at odds with the scale of the adjacent two storey dwellings on Rectory Terrace. • The need to protect mature trees. • Informal parking to the frontage of the property highlights pedestrian and highway safety issues. | <p>Any development should:</p> <ul style="list-style-type: none"> • Demonstrate that the built form, use of materials and detailing has been informed by an understanding of the local vernacular qualities, which make a significant positive contribution to the character of the conservation area. • Aim to provide an active frontage to Newcastle Road. • Aim to establish a continuous, 2-storey frontage to Newcastle Road. • Avoid the provision of parking to the Newcastle Road frontage. The preferred option is to provide vehicular access to parking at the rear of the development via an arched opening within a continuous frontage. • Provide a suitable boundary enclosure to the Newcastle Road frontage. | <ul style="list-style-type: none"> • Provide an appropriate residential use and density of development in accordance with relevant planning policy. • Aim to make a positive contribution to the social and economic vitality of the village by the provision of an appropriate mix of uses. • Preferred uses include housing. • The Local Authority shall seek to secure a high quality redevelopment of the site that will enhance the special character and appearance of the conservation area. |

Plan C: West Boldon Conservation Area – Enhancements



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Section 4

Conservation Area and Historic Buildings Legislation and Guidance

4.1 Conservation Area and Historic Buildings Legislation

Introduction

This section outlines key aspects of national legislation concerning the protection of the historic environment. If you are unsure whether your property is a recognised historic building, located within a conservation area or is subject to specific planning controls, please contact the Council.

The Council holds copies of Central Government's *List of Buildings of Special Architectural or Historic Interest* for the Borough, which contains details of all listed buildings within South Tyneside. Local policies concerning the protection of the historic environment are set out in the South Tyneside Unitary Development Plan (UDP), adopted in October 1999. The UDP can be purchased from the Council, inspected at Council offices and public libraries, or viewed online at www.southtyneside.info/environment/planning/unitary_plan/default.asp. 'Saved' UDP policies provide the basis for determining all planning applications and remain valid until replaced by the Local Development Framework.

Conservation Areas

The Local Planning Authority (LPA) has a statutory right to preserve or enhance the character and appearance of designated conservation areas. The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as being 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. A conservation area can range from a busy city centre to a quiet village street. The decision to designate is based on its character and appearance – factors such as individual buildings or groups of buildings, the historic street pattern, building materials used, trees, open spaces and views, and the area's historic associations. There are currently 11 conservation areas in South Tyneside.

Listed Building Consent

A building may be listed for its architectural and/or historical interest. The protection of Listed Buildings is one of the primary responsibilities of the Council under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Secretary of State for the Department for Culture, Media and Sport (not the Council) lists such buildings on advice from English Heritage. The protection afforded by this legislation applies to the whole of a listed building and any structure attached to it and land within its curtilage. The term 'building' can include such items as lampposts, post boxes, industrial structures, walls and statues, as well as buildings. There are 192 listed buildings in South Tyneside.

Particular controls affect all structures registered as a listed building. Alterations, either inside or outside a listed building, require consent from the Council. Listed Building Consent is required for any demolition (partial or total), alteration or extension, which affects the character and/or the special interest of a listed building. Whilst minor like for like repairs and maintenance works to listed buildings (such as overhauling sash cords and boxes) do not require consent, inappropriate repairs and the use of inappropriate materials will alter the character of the building and will, if undertaken without consent, become the subject of listed building enforcement action. You are strongly advised to contact the Council prior to undertaking any works to a listed building. Advice can be sought on design issues and the need for consent.

Planning Permission

In many cases minor works to properties can be undertaken without planning permission. These works are often referred to as permitted development rights. Permitted development rights are more restrictive in conservation areas. These may be further limited by the making of Article 4 Directions, which remove certain permitted development rights and the demolition of most buildings. Works to trees are also specifically controlled. You are strongly advised to contact the Council to check if works you are undertaking need permission, whether Conservation Area Consent or planning permission.

Locally Listed Buildings

The degree of protection afforded to a historic building varies according to its significance. Works to listed buildings are the most closely controlled because they have been determined by Central Government as having special architectural and/or historic interest. Listed buildings are followed in significance by buildings identified in the UDP as 'Other Buildings of Acknowledged Architectural Quality or Historic Significance', some of which are covered by an Article 4 Direction, whether or not they are located within a designated conservation area. Buildings within conservation areas may also be covered by an Article 4 Direction for group value or in recognition of the contribution they make individually to the character or appearance of the conservation area. New developments within conservation areas may also have had their permitted development rights restricted, in order to control future development and thereby preserve the character or appearance of the area.

Demolition Consent

Conservation Area Consent is required from the Council to demolish a building or structure within a conservation area, if the volume of the building equates to or is greater than 115 cubic metres. Planning Policy Guidance Note 15 *Planning and the Historic Environment* states that the demolition of a building must be fully justified with clear and convincing evidence, given that all reasonable efforts have been made to: sustain its existing use; find alternate viable uses for the building; and that its demolition would produce substantial benefits for the local community before demolition is allowed.

Article 4 Directions

An Article 4 Direction can remove all or part of the permitted development rights set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This requires the owner/occupier to obtain planning permission before undertaking certain works to their property, from which the permitted development rights have been removed. The Council issues Article 4 Directions in circumstances where specific control over development is required, primarily where the character of a building or an area of acknowledged importance would be threatened.

Urgent Works Notices

Urgent works notices may be served to secure emergency or immediate repairs, in order to arrest deterioration. They can be served on the unoccupied parts of both listed and unlisted buildings in conservation areas. In the case of the latter, notices may only be served with the agreement of the Secretary of State for Culture, Media and Sport, as advised by English Heritage. An urgent works notice is a statement of the local authority's intent to carry out works itself and will reclaim costs from the owner. Such notices are often enough to encourage the owner to repair the building, or to put the property on the market.

Repairs Notices

Repair notices are necessary if the proper preservation of the building is to be undertaken, and can only be served on statutorily listed buildings. A repairs notice can be the first step towards compulsory purchase but most notices prompt owners to sell the buildings concerned, rather than allowing the procedure to run its course. Much more extensive repairs can be specified here than under an urgent works notice. However, a repairs notice cannot require works to put the building into a better condition than it was at the date of listing. The local authority may not carry out works itself, although it can carry out urgent works concurrently with the repairs notice, in order to prevent further deterioration. This is usual practice unless the local authority proceeds to compulsory purchase the building, in default of the owner taking steps to carry out the specified works.

Before serving a repairs notice, or attempting to acquire property by other means, the local authority must (if they are to be successful in any subsequent compulsory purchase order public inquiry) ensure that arrangements are in place for the subsequent repair of the building. This is usually achieved by means of a prior agreement with a Buildings Preservation Trust or private buyer (a 'back-to-back' arrangement). This will involve a binding contract to purchase the building from the local authority as soon as it has been acquired.

Section 215 Notices

A local authority may also use its general planning powers to serve a Section 215 Notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly within a conservation area. Such a notice requires the person responsible to clean up the site or building, or the local authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important, substantial and lasting improvements to amenity. Local authorities are actively encouraged to use these powers where necessary.

Trees in Conservation Areas

Trees are a valuable addition to the urban landscape and within conservation areas all trees are subject to special protection. Some trees are also afforded special status through Tree Preservation Orders, which means that the Local Planning Authority's consent must be obtained before they can be cut down, topped or lopped. In addition, any work to be carried out on trees that are not the subject of a Tree Preservation Order (TPO) but are sited within the boundary of the conservation area must be notified to the Local Planning Authority (LPA) 6 weeks in advance of works. The purpose of this requirement is to give the LPA an opportunity to consider bringing the tree under their general control by issuing a TPO.

Archaeology

The long history of human activity within the Borough is reflected in its rich and diverse heritage of archaeological features. The UDP designates Areas of Potential Archaeological Significance. Planning Policy Guidance Note 16 *Archaeology and Planning* advises that before making a planning application, developers should undertake an initial assessment of whether the site is known or likely to contain archaeological remains. This will help define the extent of the archaeological remains within the area of the proposed development and allow for a programme of mitigation to be put in place.

New Developments

New buildings or alterations and extensions to existing buildings within conservation areas must be of a high quality design. Proposals must be compatible with the special characteristics of the conservation area in which it is located, its buildings, spaces and settings, land uses, scale, form and materials. Where original materials and designs exist, the effect on the building and its neighbours should be considered before introducing alternative designs. If this is not done the resulting mixture of styles and materials can lead to a decline in the character of both the property and the area. The use of non-traditional materials would only be acceptable in a conservation area where they form part of an integrated design of high quality and are not considered to harm the appearance or character of that area.

Statutory Protected Sites and Protected Species

A relatively high percentage of buildings within conservation areas tend to be historic and predate 1939. The existence of large gardens and roof spaces attract various species including bats. A number of conservation areas within the Borough are also sited in environmentally sensitive locations and are subject to designations such as Sites of Special Scientific Interest (SSSIs). The presence of a protected species is a material consideration when the Local Planning Authority is considering a development proposal, which if carried out would be likely to result in harm to the protected species or its habitat. Natural England (formerly English Nature) can advise on development proposals affecting protected species or sited within or adjacent to a SSSI, Ramsar Site or Special Protection Areas. Surveys for protected species, such as Bat Surveys, must be undertaken prior to the determination of a planning application, rather than deferred to conditions following the granting of planning permission. Mitigation should adhere to guidance set out by Natural England.

All wild birds nests are protected from damage or destruction whilst being built or in use under the Wildlife and Countryside Act (WCA) 1981. In addition, some birds and their young are given extra protection from disturbance; these species are listed under Schedule 1 of the WCA and include barn owl. Nesting wild birds must be considered when undertaking any kind of work to trees and other vegetation, and also to buildings where species such as barn owl, swallow and house martin may be present. Works should be timed to avoid the bird breeding season, typically February - August inclusive, unless it can be determined that nesting birds are not present.

Future Legislation

The Heritage Protection Review (recently undertaken by the Department for Culture, Media and Sport) and a forthcoming White Paper will have an impact on the future management of Listed Buildings, Conservation Areas and Scheduled Ancient Monuments etc. It recommended the unification of the current regimes of Listed Building Consent and Scheduled Monument Consent into single heritage consent. At the same time, research carried out for the Office of the Deputy Prime Minister has suggested the need for reform to the current heritage consent system and considered the potential for the unification of consent regimes.

4.2 Requirements for Works To Historic Buildings

Introduction

Consent from the Council is required to carry out works to historic buildings. This includes: the installation or replacement of architectural features; change of roof materials or other details on all listed buildings; and works on those properties within conservation areas that are subject to Article 4 Directions. Consent is also required for the installation of a satellite dish and the insertion of new dormer windows on listed buildings and all other buildings within conservation areas.

In considering applications the Council will apply the following requirements:

Listed Buildings and Other Buildings of Acknowledge Architectural Quality or Historic Significance

- The replacement of architectural features and materials that are capable of repair and renovation will be resisted.
- New or replacement architectural features shall replicate the design and materials of those original to the building or, where this is not possible for lack of evidence, be in keeping with the age and character of the building and/or the area.
- Historic architectural features should be retained and, if replacement is necessary, traditional materials and design should be used to replicate the original.
- The design of a proposed extension or conservatory should be in keeping with the period and design of the original building and should not adversely affect the character of the building or its setting.
- Satellite dishes should not be placed on a visually prominent elevation but be placed in the least noticeable position, preferably within the garden.

Non-residential Buildings, Flats and Dwellings Covered by an Article 4 Direction within Conservation Areas

- The replacement of architectural features and materials that are capable of repair and renovation will be resisted.
- New or replacement architectural features should respect the design and material of the original to the building and be in keeping with the age and character of the building and/or the area on elevations that are not visible from the public realm.
- The use of appropriately designed UPVC windows, doors and rainwater goods may be appropriate, subject to consent, on elevations that are not visible from the public realm.
- Proposed conservatories should respect the design and construction material of the original building and/or area, and the use of UPVC may be appropriate, subject to consent, on elevations that are not visible from the public realm.
- Replacement roofs should respect the design and material of the original and the age and character of the building and/or the area.
- New roofs should utilise traditional materials on elevations that would be visible from the public realm.
- Satellite dishes should not be placed in a visually prominent position.

New Developments within Conservation Areas where Permitted Development Rights have been Restricted

- Replacement architectural features should respect the design and material of the original and be in keeping with the building and/or the area.
- Architectural features should not be replaced with non-traditional materials on elevations that would be visible from the public realm.
- The use of appropriately designed UPVC windows and doors may be acceptable, subject to consent, where they are not visible from the public realm.
- Proposed conservatories should respect the design and materials of the original building and the character of the area, and the use of UPVC may be appropriate, subject to consent, on elevations that are not visible from the public realm.
- Replacement roofs should respect the design and material of the original and the building and/or the area.
- New roofs should utilise traditional materials on elevations, which would be visible from the public realm.
- Satellite dishes and flues should be placed in the least noticeable position.

Other Buildings within Conservation Areas

- When installing or replacing architectural features, property owners are encouraged to respect the design and materials of those original to the building and to ensure that the works are in keeping with the age and character of the building and/or the area.
- When proposing to build conservatories, property owners are encouraged to respect the design and materials of the original building and/or area.
- New roofs should utilise traditional materials on elevations, which would be visible from the public realm.
- The Council encourages the retention of original decorative features to roofs and, if replacement is necessary, traditional materials and designs should be used.
- Satellite dishes and flues should be placed in the least noticeable position.
- Before starting any works to an historic building or a building in a conservation area, you are advised to contact the Council for advice and information. The Council operate a free enquiry service, which can establish whether specific consent is required, and provide design guidance. Enquiries should be made in writing and be accompanied by sketches clearly identifying the form of development proposed and external dimensions. Scale plans produced by an architect are not needed at this stage. Information on any previous extensions to the property, including dimensions, should also be included.

4.3 Guidance on Repairs, Alterations and Extensions

This section provides guidance to those wishing to repair, alter or extend historic buildings within a conservation area. This guidance should be read alongside *The Repair of Historic Buildings: Advice on Principles and Methods* published by English Heritage, which provides detailed information on the repair of historic buildings. Before starting any works, property owners are advised to contact the Council.

Roofs

The roof is often an important feature of a historic building and the roofscape can often make a significant contribution to the character of the area. The retention of its original structure, shape, materials and features is important.

Historic roof materials and features such as chimneystacks, chimney pots, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and the area. The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings and areas.

The Council encourages the retention and reinstatement of traditional roofing materials, which in this area are predominantly natural slate or various types of clay tile.

When roofing materials are replaced, it is important that as much as possible of the original material is re-used. When practical, original material should be re-used on visible areas, with matching new materials on other parts.

The addition of modern features is likely to be harmful to its character and appearance of the building and area, and should be avoided at all times. When replacement of materials and features becomes necessary, the replacement should respect the design and material of the original and the age and character of the building and/or the area.

Chimneys

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal planning, and they should normally be retained, even when no longer required. Chimney pots can sometimes be valuable decorative features in their own right and can be important as part of the roofscape, which will be damaged if they are removed or replaced with an inappropriate type.

Original dormers should be retained and carefully repaired. If beyond repair they should be reconstructed using traditional materials with all historic features reproduced. Enlargement of existing dormers on principle elevations should be avoided. Any new dormers should respect the symmetry of either an individual building or a terrace. Where new dormers would be inappropriate to the type of building or the proposed position, new 'conservation' roof lights may be acceptable, but not on prominent roof slopes.

Fascias

Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should wherever possible replicate the design and material of those original to the building. The addition of bargeboards and fascias to buildings that did not previously have such a feature will normally be resisted, as they would detract from the character of the building or the area.

Walls

Walls are the main structural fabric of any building. Alterations to the wall surfaces will have a significant impact on the overall appearance of a historic building. Every effort should be made to retain or re-use original facing brickwork and stonework. Alterations or repairs to external walls should respect the original material and endeavor to match it in appearance.

Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimise damage to historic building materials: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath. Painting or re-painting such as a change of colour will affect the character of a historic building. Previously unpainted surfaces should not normally be painted over. In many cases, the colour of the paint may be less important than the first application of an unsuitable covering, which could be damaging to remove.

Cleaning can have a marked effect on the character of historic buildings and affect the historic fabric. The cleaning of an individual building within a terrace would obviously affect the appearance of the terrace as a whole. All cleaning methods can cause damage if carelessly handled. Cleaning with low-pressure water and non-abrasive brushes is often the preferred method. Other methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail and should generally be avoided. Consideration should be given as to whether such cleaning is both necessary and worthwhile to remove corrosive dirt or to bring a major improvement in appearance.

Windows and Doors

Door and window openings establish the character of an elevation; they should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of a building – this too should be respected.

Windows

The size and shape of window openings, window frame details, arrangement and detail of glazing bars, and the method of opening are important characteristics of a historic building or an area. The traditional material used for windows in most historic buildings is timber, although occasionally the original windows are metal. It can often be difficult to introduce new materials without altering the appearance or character of the area.

Wherever possible, original windows should be retained and repaired. Improved heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures, rather than replacement of the original window. When necessary, replacement or repaired windows should accurately replicate the size and shape of original timber frames and glazing bars in all respects.

Doors

Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature. In recent years there has been a trend towards the replacement of historic timber front doors with modern doors of inappropriate materials and design. To preserve the character and appearance of historic buildings and areas, it is important to retain the original front door, door surround, fanlight and other features wherever possible. When necessary, replacement or repaired doors should accurately replicate the original design in all respects.

Windows and Doors – Materials

In most situations timber should be used for the replacement of historic windows and doors; generally UPVC cannot satisfactorily replicate the historic detailing and character of these features. UPVC windows and doors can degrade and dis-colour; they are not completely maintenance free and can be difficult to repair. Developments in timber preservation, finishing materials and manufacture can produce timber windows and doors with a potentially longer life than UPVC.

Rainwater Goods

Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained last many years longer than replacement plastic goods.

Cast iron gutters, down pipes and hopper heads etc. should be retained wherever possible. Where rainwater goods are required to be renewed, the replacement should replicate the original in all respects. Suitably profiled aluminium may be an acceptable alternative to cast iron in certain situations. However, plastic rainwater goods should be avoided on buildings where cast iron has been previously used. Additional rainwater goods should be kept to a minimum and should not disturb or break through any decorative architectural features.

Boundary Walls and Railings

Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the overall character of the Borough's historic areas and buildings. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinths piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original. Boundary walls constructed in magnesian limestone are an important local feature. Particular care should be taken to repair or reinstate these walls using appropriate techniques and materials. Stonework should be locally sourced limestone, random coursed with the natural bedding plane of the stone generally laid horizontally. Care should be taken to use the correct lime mortar mix and method of pointing.

Conservatories and Extensions

Modern extensions should not dominate the existing building in scale, material or situation. There will always be some historic buildings where any extensions would be damaging and will not be permitted. Successful extensions require the application of an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail.

The extension of a property by the construction of a conservatory has become increasingly popular. *Supplementary Planning Guidance Note 3* contains the Council's policies relating to the erection of conservatories. In addition to the policies set out in this Document, conservatories on historic buildings or buildings in conservation areas should be constructed of materials sympathetic to the original building and the character of the area.

Minor additions

Features such as aerials, satellite dishes, heating system flues and vents should be kept to a minimum, and where necessary should be installed in locations and in a manner that will not harm the appearance or character of the building or area.

4.4 Guidance on Works to Streets, Landscape and Open Spaces

The Conservation Area Management Plan aims to promote the enhancement of the Borough's historic areas through high quality street design and maintenance. The following design principles and guidance aims to promote best practice public realm improvements throughout the Borough's historic areas.

Best Practice Design Principles

The Local Authority will seek to adopt best practice principles as part of the design, monitoring and maintenance of the streetscape within the Borough's historic areas, as identified in the following publications:

- South Tyneside Urban Design Framework (2005), South Tyneside Council
- South Tyneside Streetscape Design Guide (2006), South Tyneside Council
- Streets for All (2000), English Heritage/Department for Transport (DfT)
- Streets for All Summary (2004), English Heritage
- Streets for All – North East Region (2005), English Heritage/DfT
- Paving the Way: How We Can Achieve Clean, Safe and Attractive Streets (2002), CABE/Department of the Environment, Transport and the Regions (DETR)
- Traffic Measures in Historic Towns: An Introduction to Good Practice (1993), Civic Trust/English Historic Towns Forum
- Urban Design Compendium (2000), English Partnerships/The Housing Corporation

Street Layout

The Local Authority will seek to:

- Retain the historic form of streets by maintaining kerb lines, using dropped kerbs where necessary.
- Respect the subtle proportional relationship between the footways, the buildings and the carriageway.
- When it is necessary to widen the footways, demarcate the historic kerb line.

Surface Materials

Surface materials invariably form the major visual element of the street scene. Quality in the design and construction of footways and streets surfaces is vital to the character of a historic area. The Local Authority will seek to:

- Maintain and restore historic materials and details such as natural stone kerbs.
- Ensure new ground surfaces, including footways, carriageways and kerbs relate to and enhance the local context.
- Invest in quality and simplicity and consider life cycle costing.
- Keep paving simple and avoid discordant colours.
- Ensure workmanship and on-site supervision is of the highest practical standard.
- Monitor the condition of surface materials on a regular frequency and implement remedial measures as necessary.
- Surface treatments should relate to their urban, suburban or rural character. For example, avoid the unnecessary introduction of kerbs in rural areas.
- Ensure the proposed Design Review Panel considers all significant surfacing works within the Borough's historic areas.
- Ensure tactile paving integrated with the surrounding paving and use designs, colours and materials that harmonise with the overall streetscape.

Street Furniture and Signs

The finest historic streetscapes often have the minimum amount of street furniture, sited carefully to reinforce the distinctive qualities of the area. The removal of street clutter is a priority within the Borough's historic areas. Consideration must be given to the location and context of any street furniture and signs. The Management Plan advocates minimising the number of freestanding signs in the street scene.

The Local Authority will seek to:

- Retain historic street furniture, which reinforces local character, identify and remove superfluous or redundant items.
- Compile an inventory of historic street furniture and make plans for their maintenance.
- Reduce signs to a minimum size and number, and locate signs on existing post or buildings and locate signposts at the back edge of the pavement where practical.
- Use a single dark colour for all street furniture items.
- Wherever possible, eliminate the need for bollards and pedestrian guardrails and use designs that enhance and relate to the local character.
- Ensure the Design Review Panel considers all significant proposals to introduce street furniture and signs within the Borough's historic areas.
- Restrict signs to those that convey essential information only.
- Street furniture should be located at the back of pavements, in most situations.

Street Lighting

South Tyneside Council is committed to a Private Finance Initiative (PFI) to repair, replace and manage the Borough's street lighting and highway signs over the next 25 years. Agreement has been reached to allow for 'heritage' street lighting to be installed in identified areas within conservation areas where considered appropriate.

The Local Authority will seek to:

- Retain historic street lighting, which reinforces the local character and identity.
- Ensure replacement street lighting is appropriate the scale and character of the street and building.
- Avoid standardised lighting columns and lanterns, choose the design, light source and level of illumination that relates to and enhances the local character.
- Ensure the Design Review Panel considers all significant street lighting proposals within the Borough's historic areas.
- Avoid clutter by mounting lights on buildings where it is appropriate.

Traffic Management and Road Safety

Traffic calming measures should be fitted sensitively into the street scene as though they were part of the original design of the area. Proposals should be based on a careful urban design analysis of the character of the area and should:

- Adopt a minimalist approach. Physical measures should involve minimal visual interference with the established street scene. Keep signs and other street furniture to a minimum.
- Reinforce or enhance local character using traditional features or elements already found in the area where practicable.
- Only use traditional materials in the highway, for example asphalt and granite setts.
- Colour contrasting surfaces and materials are usually unnecessary and undesirable and should only be used when they assist visually impaired people.

- Road marking should be confined solely to those necessary for highway safety.
- Consider stone sett surfaces, which may help reduce traffic speeds, and are traditional elements in many streets.
- Consider rumble strips of stone setts laid slightly above the level of the existing carriageway at entry points.
- Detailed designs, construction methods, materials and workmanship should be of the highest standards.
- Confine road markings to those essential for highway safety.
- Traffic management schemes respect the historic street layout. Features such as footway build-outs and defined parking bays can be detrimental to the historic street character.
- Ensure the Design Review Panel considers all significant traffic management proposals within the Borough's historic areas.

Cycle Routes

The Local Authority will seek to:

- Avoid obtrusive colours and markings for cycle lanes.
- Reduce signs to a minimum size and number.
- Design cycle routes as an integral part of the historic streetscape.
- Ensure the Design Review Panel considers all significant cycle proposals within the Borough's historic areas.

Recycling Facilities and Bins

The Local Authority will seek to:

- Ensure street recycling facilities are accessible but in locations that will not be detrimental to the character and quality of the area.
- Ensure sites are kept clean and regularly maintained with frequent collections.
- Ensure the designs of enclosures are sensitive to the character and quality of the area.

Utilities

The Local Authority will seek to:

- Ensure utility companies reinstate works to the highest standard using appropriate materials and details in accordance with New Roads and Streetworks Act (1991) and the associated Codes of Practice.
- Investigate adoption of a permit system enabling the Local Authority to impose conditions on street works specific to the character of the location.

Street Management

No single authority or agency has control over or responsibility for the presentation and management of the street. The impact of roads and traffic on the historic environment can only be minimised if highways and planning authorities are coordinated.

The Local Authority will seek to:

- Undertake regular streetscape audits, carried out jointly by highways, streetscape and urban design/conservation staff to inform the design process for all significant works within the Borough's historic areas.
- Invest in quality to secure enduring value for money. Doing less to a high standard is better than compromising. However, all investment must be protected with adequate provision for maintenance.

Advertising

Advertising, and especially illuminated advertising within the streetscape invariably detracts from the character of the Borough's historic areas.

The Local Authority will seek to:

- Ensure that bus shelters within the Borough's historic areas do not incorporate illuminated or non-illuminated advertising panels.
- Ensure that other forms of illuminated or non-illuminated advertising does not detract from the character of the Borough's historic areas.

CCTV

The Local Authority will seek to:

- Avoid freestanding columns if practical.
- Avoid locations of columns and cameras that are detrimental to the visual amenity of the area.
- Avoid locations that impact on key views.

4.5 Design Quality Management

Streetscape Management

No single section within the local authority or an agency has overall control over or responsibility for the presentation and management of the Borough's streetscape. The impact of roads and traffic on the historic environment can only be minimised if highways, transport, planning, maintenance and design activities are co-ordinated. Accordingly, any significant development within a historic area must engage a wide range of professionals in the design and implementation process. For example, street audits, carried out jointly by highways, urban design and conservation staff will help inform any detailed proposals for significant works within the historic environment.

The Design Review Panel

It is proposed to establish a South Tyneside Design Review Panel to help raise the quality and co-ordinate development within the Borough's historic areas. The Panel will consider all significant development proposals within the Borough's historic areas as well as emerging planning and design policy. Over time the members of the Panel may change but the aim is to have a core membership of professionals from differing areas of expertise including planning, urban design, architecture, conservation, highways and transport.

The reasons for the establishment of a Design Review Panel are:

- To ensure significant public works are of a design character and quality fitting to their settings.
- To ensure liaison between departments and between the different professionals in the design implementation and maintenance of all projects.
- To ensure the Council sets an example and a lead in the procurement of high quality places, architecture, landscape and the public realm.
- To identify and prioritise enhancement opportunities for attention by the Council.

Depending on the type of developments being considered, members with a particular heritage of expertise may be invited onto the Design Review Panel.

The Panel will advise on the following types of development within the historic environment:

- Any development that will have a significant impact on the area's character and appearance.
- Public realm enhancement schemes.
- Highways, parking and traffic management schemes.

Section 5

References and Further Reading

Note: Following the reorganisation of national government, the responsibilities of the following departments have been transferred to the newly created Department for Communities and Local Government (DCLG); Department of the Environment (DoE); Department of the Environment, Transport and the Regions (DETR); Department of Transport, Local Government and the Regions (DTLR); and Office of the Deputy Prime Minister (ODPM).

National Conservation Policy and Guidance

Town and Country Planning Act 1990 Section 215: Best Practice Guidance (2005), ODPM

Planning Policy Statement 1: Delivering Sustainable Development (2005), ODPM

Planning Policy Guidance Note 15: Planning and the Historic Environment (1994), DoE/Department of National Heritage

Planning Policy Guidance Note 16: Archaeology and Planning (1990), DoE

Guidance on the Management of Conservation Areas (2005), English Heritage

Guidance on Conservation Area Appraisals (2005), English Heritage

Power of Place: The Future of the Historic Environment (2000), English Heritage

Enabling Development and the Conservation of Historic Assets (2001), English Heritage

The Repair of Historic Buildings: Advice on Principles and Methods (1995), English Heritage

Guide to the Principles of the Conservation of Historic Buildings: BS 7913:1998, British Standards Institute

Urban Design Policy and Guidance

Building in Context: New Development in Historic Areas (2001), English Heritage/Commission for Architecture and the Built Environment (CABE)

Streets for All (2000), English Heritage/Department for Transport (DfT)

Streets for All Summary (2004), English Heritage

Streets for All – North East (2005), English Heritage/DfT

Paving the Way: How We Can Achieve Clean, Safe and Attractive Streets (2002), CABI/DETR

Traffic Measures in Historic Towns: An Introduction to Good Practice (1993), Civic Trust/English Historic Towns Forum

Design Review: Guidance on how CABI Evaluates Quality in Architecture and Urban Design (2002), CABI

Urban Design Compendium (2000), English Partnerships/The Housing Corporation

Local Policy and Guidance

West Boldon Conservation Area Character Appraisal (2006), North of England Civic Trust

South Tyneside Urban Design Framework (2005), South Tyneside Council

South Tyneside Streetscape Design Guide (2006), South Tyneside Council

South Tyneside Local Development Framework: Core Strategy (2006), South Tyneside Council

South Tyneside Unitary Development Plan (1999), South Tyneside Council

Supplementary Planning Guidance Note 3: Policy for Conservatories (1994), South Tyneside Council

Spirit of South Tyneside: South Tyneside's Community and Local Neighbourhood Renewal Strategy and Local Area Agreement (2006), South Tyneside Council

South Tyneside Story: A Spirit of Change – Community Strategy and Local Neighbourhood Renewal Strategy 2004-2007 (2003), South Tyneside Council

Transforming Together: South Tyneside's Regeneration Strategy (2004), South Tyneside Council

Regional Spatial Strategy for the North East Submission Draft (2005), North East Assembly

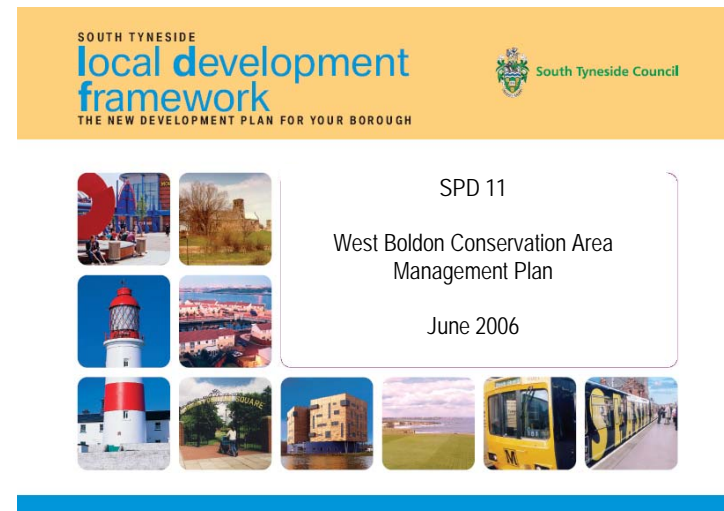
Regional Planning Guidance for the North East (2002), Government Office for the North East/ODPM

Building in Sustainability: A Guide to Sustainable Construction and Development in the North East (2002), SustainNE

Appendix 1: Statement of Consultation for Supplementary Planning Document 11: West Boldon Conservation Area Management Plan

Introduction

- 1.1 The Statement of Consultation describes the consultation that has been undertaken in the preparation of South Tyneside Council's Core Strategy in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004.
- 1.2 In 2004 the government introduced a new type of development plan known as the Local Development Framework (LDF). A key part of the LDF is the Conservation Area Management Plan, which sets out the long-term vision for South Tyneside's historic heritage and details the policies that will be used to achieve this. All of the new planning documents in the LDF will be developed in an open, inclusive and fair manner.
- 1.3 This statement sets out how we have consulted on the West Boldon Conservation Area Management Plan at pre-adoption stage (Regulation 17). It also details the ways in which representations were incorporated into the Final Draft.



Informal Consultation

1.4 This section sets out the consultation process for the Management Plan.

Formal Consultation

1.5 This section sets out the consultation on the Pre adoption West Boldon Conservation Area Management Plan in accordance with Regulation 17 of The Town and Country Planning (Local Development) (England) Regulations 2004. The Draft Management Plan was made available for public consultation for four weeks between 27th January and 23rd February 2006. (The regulations prescribe between four to six week period is adequate for Supplement Planning Documents (SPD's).

Which bodies were consulted

1.6 In order to meet Regulation 17 the following bodies were consulted in the preparation of the Conservation Area Management Plan:

Statutory Consultees

- Highways Agency
- Relevant department within South Tyneside Council:
 - Government Office for the North East (GO-NE)
 - English Heritage
 - Civic Trust
 - Other Consultees

As well as consulting the statutory consultees above we also involved a number of other stakeholder groups, including community groups and residents who expressed a specific interest in the document. The full list of those consulted at this stage is set out in Annex 1.

Where the Draft Management Plan was made available:

- 1.7 Copies of the Draft Management Plan SPD 11, Response Forms were made available for the consultation period in the following locations:

South Tyneside Council Offices

(Between the hours of 8:30 am and 4:30pm Monday to Friday)
Town Hall and Civic Offices, Westoe Road, South Shields
Jarrow Town Hall, Grange Road, Jarrow
Hebburn Civic Centre, Campbell Park Road, Hebburn

South Tyneside Libraries

(During normal opening hours)

Boldon Lane Library Boldon Lane, South Shields, NE34 0LZ
Chuter Ede Library Access Point, Chuter Ede Community Centre, Galsworthy Road, South Shields, NE34 9UG
Cleaddon Park Library Sunderland Road, South Shields, NE34 6AS
East Boldon Library, Boker Lane, East Boldon, NE36 0RY
Hebburn Library, Station Road, Hebburn, NE31 1PN
Jarrow Library, Cambrian Street, Jarrow, NE32 3QN
Primrose Library, Glasgow Road, Primrose, Jarrow, NE32 4AU
South Shields Central Library, Prince George Square, South Shields, NE33 2PE
Whitburn Library, Mill Lane, Whitburn, SR6 7EN

In addition the Management Plan and the Response Form was also available on request free of charge for residents or organisations within the Borough and could be downloaded from the Council's website at www.southtyneside.info/planning/strategic/ldf.

An advertisement was placed in 'The Gazette' on 24th January 2006 (wording of these advertisements is replicated in Annex 2).

How we consulted;

- 1.8 Consultation letters and copies of the consultation document were sent to all organisations and individuals noted in Annex 1, we also held a consultation event at West Boldon Parish Hall from 9.30a.m to 7.30pm on Tuesday 31st January 2006.

Documents were made freely available at all events and officers were on hand to explain the planning process and two members of staff were present during the day to answer questions.

A comment sheet was made available and the public was invited to make comments on the Management Plan

Key messages from the Regulation 17 consultation and how they were incorporated;

- 1.9 At the end of the Consultation period, all responses received by post, email and in person at the events were collated. Each response was looked at individually made, and an action decided upon (as outlined in Annex 3). Where no action was deemed necessary, explanations were given.

Annex 1 - Groups Consulted as part of the consultation (Regulation 17)

| Consultation List For West Boldon and Westoe Conservation Area Management Plans and Character Appraisals | | | | |
|---|------------------|-----------|-----------------------------------|---|
| Consultation Period (27th January – 23rd February 2006) | | | | |
| Title | Name | | Position | Organisation/Address Details |
| Consultees | | | | |
| Mr. | David | Miliband | Member of Parliament | The Labour Party |
| Mr. | Stephen | Hepburn | Member of Parliament | The Labour Party |
| Mr. | Stephen | Hughes | Member of the European Parliament | The Labour Party |
| Mr. | Martin | Callanan | Member of the European Parliament | The Conservative Party |
| Ms. | Fiona | Hall | Member of the European Parliament | The Liberal Democrats Party |
| Mr. | Malcolm | Bowes | Assistant Director | North of England Assembly |
| Sir | | or Madam | | Association of North East Councils |
| Mr. | Tony | Wharton | Inspector manager Northern Region | The Planning Inspectorate |
| Mr. | Kevin | Lillie | Planning Aid Co-ordinator | Planning Aid North |
| Ms. | Linda | Townshend | Planning Team Leader | The Environment Agency |
| Mr. | Richard | Kerven | | The Countryside Agency |
| Ms. | Jenny | Loring | | English Nature |
| Mr. | Alan | Hunter | | English Heritage |
| Mr. | Andy | Groves | Planning and Transport Manager | ONE North East |
| Mr. | Steve | Gawthorpe | Area Director North East | English Partnerships |
| Sir | | or Madam | | The Crown Estate |
| Sir | | or Madam | | Church Commissioners |
| Sir | | or Madam | The Diocesan Secretary | Diocesan Board of Finance |
| The Rt. Revd. | John Lawrence | Pritchard | | Bishop of Jarrow |
| Sir | | or Madam | | Friends of the Earth |
| Mr. | Dave | McGuire | Senior Strategic Planning Manager | Sport England |
| Sir | | or Madam | | National Playing Fields Association |
| Mr. | Jon | Rouse | Chief Executive | CABE |
| Sir | | or Madam | | Disability Rights Commission |
| Ms. | Marion | Stead | | South Tyneside Council on Disabilities |
| Mr. | Ian | Belnavis | Public Policy Officer | Commission for Racial Equality |
| Supt. | Dave | Pryer | Area Commander | Northumbria Police |

| | | | | |
|-------------------------------|--------|----------|--|--|
| Sir | | or Madam | | Tyne & Wear Passenger Transport Authority |
| Mr. | Mike | Parker | Director General | Nexus (Tyne & Wear Passenger Transport Executive) |
| Mr. | Ian | Radley | Director - Network Strategy (North East) | Highways Agency |
| Sir | | or Madam | | Northumbrian Water |
| Sir | | or Madam | | nPower |
| Sir | | or Madam | | Northern Electric Distribution Ltd. |
| Sir | | or Madam | | British Gas |
| Sir | | or Madam | | Carbon Trust |
| Sir | | or Madam | | Energy Saving Trust |
| Sir | | or Madam | | Ancient Monument Society |
| Sir | | or Madam | | Architectural and Archaeology Society |
| Mr. | R | O'Neil | District Co-ordinator | British Gas Trans Co |
| Mr. | Graeme | Bell | Director | North East Civic Trust |
| Sir | | or Madam | | Council for British Archaeology |
| Mr. | Ian | Ayris | Historic Environment Manager | Newcastle City Council |
| Mr.. | Steve | Scoffin | Director | Great North Forest |
| Sir | | or Madam | | National Farmer's Union |
| Sir | | or Madam | | Society for the Protection of Ancient Buildings |
| Sir | | or Madam | | Victorian Society |
| Mr. | Lionel | Hehir | Joint consultation Groundworks | Bettering the Environment in South Tyneside |
| Ms. | Karen | Wood | | STRIDE |
| Mr. | Lionel | Hehir | Joint consultation with BEST | South Tyneside Groundwork |
| Dr. | Terry | Ashurst | | South Tyneside College |
| Mr. | Tom | Magin | | Government Office for the North East |
| Dear Sir, | | | | The Georgian Group |
| Ms | Jenny | Morrison | | Tyne and Wear County Archaeologist |
| Internal Consultations | | | | |
| | Dave | Elliott | Highways and Transportation Design Manager Highways and Transport Design Streetscape Neighbourhood Services | |
| | Trevor | Dixon | Infrastructure Manager | |

| | | | | |
|----------------|------------|----------|--|--|
| | | | Infrastructure Streetscape Neighbourhood Services | |
| | Ron | Weetman | Sustainable Design Manager Sustainable Design Streetscape Neighbourhood Services | |
| | Kevin | Wallace | Environmental Maintenance Manager Environmental Maintenance Streetscape | |
| | Terry | Collins | Head of Streetscape Streetscape Neighbourhood Services Streetscape | |
| | Kath | Lawless | Development Control Manager Development Control Strategic and Regulatory Services | |
| | John | Bundock | Planning Team Leader (West) Development Control Strategic and Regulatory Services | |
| | Gordon | Atkinson | Planning Team Leader (East) Development Control Strategic and Regulatory Services | |
| | Steve | Landells | Planning Team (West) Development Control Strategic and Regulatory Services | |
| | Chris | Matten | Planning Team (East) Development Control Strategic and Regulatory Services Neighbourhood Services | |
| | John | Bundock | Planning Team Leader (West) Development Control Strategic and Regulatory Services | |
| | Gordon | Atkinson | Planning Team Leader (East) Development Control Strategic and Regulatory Services | |
| Members | | | | |
| | Councillor | Jim | Sewell | |

| | | | | |
|---|------------|-----------|-----------|--|
| | Councillor | Alan | Kerr | |
| | Councillor | Michael | Clare | |
| | Councillor | John | Anglin | |
| | Councillor | Jane | Branley | |
| | Councillor | Allen | Branley | |
| | Councillor | Ron | Reynolds | |
| | Councillor | Donald | Wood | |
| | Councillor | David | Potts | |
| | Councillor | Philip D | Parkinson | |
| | Councillor | Alison | Strike | |
| Local stakeholders/Community Interest Groups | | | | |
| | Mr | Robert | Hunter | 2 Westoe Hall Westoe Village South Shields Ne33 3EG Tel 455 8759 |
| | Mr | S. | McNulty | Westoe Village Residents Association Westoe Village South Shields |
| | Mr | Larry | McCann | West Boldon Residents Association The Folly West Boldon |
| | Mrs | Sybil | Reeder | Whitburn Historic Society Whitburn Village SR6 7JU |
| | Mr | Brian | Bage | Cleadon Village Cleadon Sunderland |
| | Mr | Graham | Bell | North East Civic Trust Blackfriars Monk Street Newcastle Upon Tyne |
| | Ms | Elizabeth | Elliot | South Shields Historical & Architectural Society Arbeia Roman Fort Baring Street |
| | Mr | Brian | Jobling | Tyne and Wear Buildings preservation Trust Ltd |

| | | | | |
|--|-----|--------|--------|--|
| | | | | Alderman Fenwicks House 98-100 Pilgrim Street Newcastle upon Tyne |
| | Mrs | Liz | Watts | Groundwork South Tyneside The Eco Centre Windmill Way |
| | Ms | Karen | Wood | Stride Wyvestow lodge 2 Sunderland Road |
| | Mr | Robert | Hunter | Westoe Hall Westoe Village South Shields Ne33 3EG Tel 455 8759 |

Annex 2 – Proposals Matters and Advertisement Wording

CONSULTATION UNDER REGULATION 17 OF THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2004

LOCAL DEVELOPMENT FRAMEWORK FOR SOUTH TYNESIDE COUNCIL:

CONSERVATION AREA MANAGEMENT PLANS-WESTOE AND WEST BOLDON CONSERVATION AREAS.

As part of the statutory Local Development Framework (LDF) consultation process, we are now consulting a wide range of people and organisations on the following Supplementary Planning Documents.

- **Westoe Conservation Area Management Plan (Draft SPD 10).**
- **West Boldon Conservation Area Management Plan (Draft SPD 11).**

These documents will set the overall direction for planning within these Conservation Areas and will be a key element in helping the Local Authority and residents preserve and enhance key elements in the Borough's historic heritage.

We are also holding two consultation events, these are:

- **West Boldon Conservation Area Management Plan, South Shields Town Hall Reception Room, Tuesday 31st January 2006, 9.30am to 7.30 pm.**
- **Westoe Conservation Area Management Plan, West Boldon Parish Hall, Friday 3rd February 2006, 9.30am to 7.30 pm.**

The documents are available on-line at www.southtyneside.info/planning from the 27th January 2006. They will also be available at the following locations:

South Tyneside Council Offices (8:30 am and 4:30pm Monday to Friday)

Town Hall and Civic Offices, South Shields
Jarrow Town Hall
Hebburn Civic Centre

South Tyneside Libraries (during normal opening hours)

South Shields Central Library

Boldon Lane Library
Chuter Ede Library Access Point
Cleadon Park Library
East Boldon Library
Hebburn Library
Jarrow Library
Primrose Library
Whitburn Library

The consultation period will be from the 27th January 2006 to 23rd February 2006.

I would be pleased to receive any comments that you might have during the consultation period. If you have any queries, comments or require any assistance, please feel to contact me on (0191) 424 6654, or e-mail les.milne@southtyneside.gov.uk.

Yours faithfully

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South Shields
Tyne & Wear
NE33 2RL

Annex 3 - Key Representations from Regulation 17 Consultation and Related Actions

| Respondent | Comments | Response |
|--|---|--|
| Ian Ridley (Planning Manager) Highways Agency | No comment on both documents but would like to remain consulted on all elements of the emerging LDF | Noted. |
| Alex Staddon Conservation Officer English Nature | Welcome sustainability appraisal objective 10 (section 3) concerning protecting and enhancing the Borough's biodiversity and geodiversity. | Noted. |
| | Supports appropriate consideration of designated sites, protected species, ancient woodland, habitats of importance when Management Plans are being formulated. | Noted. |
| Catherine Dewar English Nature | Welcomes and supports the production of Management Plans as S.P.Ds' for Conservation Areas. Would like to retain an interest in the LDF | Noted. |
| Frank Bozic Northumbrian Water | Any development proposals at Hall Green Farm and Bank Top Garage (West Boldon) will increase demand on foul sewage capacity. A capacity check will be required. Surface water discharge to a watercourse should use SUDs technique. | Noted. Any issues concerning foul sewage/surface run off and will be dealt through the development control process. |
| Amanda Steward Disability Rights Commission | No comment | No Change |
| Pat Ritchie One Northeast | Welcomes and endorses Supplemental Planning Documents on both Conservation Areas. No specific comments. | Noted. No Change. |
| Jim Braney West Boldon | Advocates the removal of the raised planting bed at St Nicholas Church | The council will determine which areas require this level of detail and set this out in the development of a detailed masterplan. |
| | Welcomes and Supports street clutter review Traffic Management. | Noted. |
| | The Folly is an important element to the village and would benefit from a review in traffic management and improvements in surface treatments. | Noted. Street clutter and the quality of the public realm will be record as part of the streetscape audit. Remedial measures will be taken if the street audit advocates such changes. |

| Respondent | Comments | Response |
|------------------------------------|--|--|
| Mrs Beryl McCartney West Boldon | Retain views of St Nicholas Church in all directions especially at Hylton Lane where the proposed residential development at Bank Top Garage will have a negative impact on views. | Development that impact on views will be determined by individual planning applications and through the development control process. |
| | Paving stones in the historic core of the village are poorly maintained and require corrective treatment. | The streetscape audit will identify problem areas and corrective measures will be introduced to rectify troubled areas. |
| | The 'green' at the centre of Rectory Green estate is over planted with trees and should be pruned. The 'green' is utilised as a play space for local children. | The trees in the 'green' will be managed as part of a borough wide tree strategy. |
| Mr Francis Hunter West Boldon | The historic route through the village was from Addison Road, Mayfair Cottage, Harton View – Mansion House – The Farm – Harpers Buildings – St Nicholas Terrace – St Nicholas Villas – Rectory Bank. St Nicholas View was a much later addition to the route and consists of more than six houses as shown on the plan.. | Noted. |
| | The removal of the raised planter bed at the west end of St Nicholas Church is welcome and support. Removal of the east planter bed is also suggested. | The Council has identified the area as a potential enhancement opportunity. Removal of the raised planters will determined by the development of a detailed masterplan process if appropriate. |
| | Open spaces in the village require regular maintenance and care. | Open spaces within local authority control will be maintained regularly. |
| | Traffic problems at the junction of Addison Road and St Nicholas Road caused by the traffic lights. The recent implementation of traffic bollards and street furniture do not complement the locality. Regular maintenance of roads and pavements in the historic core and throughout the village. | Rationalisation of street and traffic signs will be part of the measures brought in by the findings of the streetscape audit. Road safety will remain a priority. |

| Respondent | Comments | Response |
|----------------------------------|---|---|
| Margaret Davidson West Boldon | Open space next to the village green should be purchased by the Council and added to the village green. | South Tyneside Council has started proceedings to identify ownership. Potentially notices will be issued to the owners to clean up the site. |
| | Welcomes and supports the 'opening' up of the link between St Nicholas Terrace and Rectory Bank. Removal and relocation of unsightly junction boxes. | The Council has identified the area as a potential enhancement opportunity. Removal of the raised planters will be determined by the development of a detailed masterplan process. |
| | Parking in the village is problematic and includes the Folly with inadequate parking provision. | The Council has identified the area concerned as a potential enhancement opportunity. Parking will be an issue that will be examined through the masterplan process. |
| Comissa Baker West Boldon | Rectory Green – inadequate road surfacing and paving and has led to cracked surfaces and unsightly surface treatments. The width of the road in the estate requires realignment and partial widening to allow large vehicles to negotiate all dwellings within the access with running over grass verges. | The streetscape audit will identify problem areas and corrective measures will be introduced to rectify problem areas. |
| | Retain views of the St Nicholas Church from the south. | South Tyneside Council acknowledged views form an important characteristic of the village. Significant views will be retained. Development that impact on views will be controlled through the development control process. |
| | Rectory Bank – inadequate road width (path next to the Wheatcheaf Public House) and is dangerous to pedestrians in icy conditions. | Noted. The streetscape audit will identify problem areas and corrective measures will be introduced to rectify problem areas. |
| | Rectory Green – the number of trees on the village green is excessive and is very shady in the summer. By day it is difficult to keep an eye on the children playing there and at night undesirable character can hide causing fear to aging residents. | The trees in the 'green' will be managed as part of a borough wide tree strategy. |
| Development Control | Amend Plan A to simplify designations | Plan A has been amended to clarify designations. |

Appendix 2

Sustainability Appraisal Report of SPD 11: West Boldon Conservation Area Management Plan

Introduction to Sustainable Development

A widely used definition of sustainable development is "Development which meets the needs of the present without compromising the ability of future generations to meet their own needs". Sustainable development, as defined by UK Government, is the integration of social, economic and environmental objectives.

The latest Sustainable Development Strategy introduced by the UK Government contains four priority areas for immediate action, and emphasises a need for changing behaviour to bring about long term sustainability improvements. The four areas for action are:

- Sustainable Consumption and Production
- Climate Change and Energy
- Natural Resource Protection and Environmental Enhancement
- Sustainable Communities

These areas of action or key themes are mirrored throughout a number of South Tyneside's strategic documents such as the Community and Local Neighbourhood Renewal Area Strategy and Local Area Agreement, the Environment Strategy, Transforming Together: South Tyneside's Regeneration Strategy and others.

Appropriate Assessment

Articles 6(3) and 6(4) of the European Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora ('the Habitats Directive') requires land use plans to ensure that the protection of the integrity of Designated European Sites is part of the planning process. The process of ascertaining any effects on site integrity is known as Appropriate Assessment.

South Tyneside contains two areas of European Sites: the Northumbrian Coast Special Area of Protection and the Durham Coast Special Area of Conservation. These are designated, respectively, for their role in supporting populations of birds (purple sandpiper and turnstone), and vegetated sea cliffs of the Atlantic and Baltic coasts. For further information refer to *Information in support of the Habitats Regulation Assessment of the South Tyneside Core Strategy*, January 2007. This has informed the preparation of the Management Plan, however, it should be noted that West Boldon Conservation Area is situated outside both designated sites.

Appropriate Assessment (AA) and Sustainability Appraisal (SA) are two separate processes with their own legal requirements. Nonetheless draft guidance from the Department of Communities and Local Government *Planning for the Protection of European Sites: Appropriate Assessment* recommends that they be undertaken in conjunction, and that evidence gathered to inform a SA should also inform an AA and vice-versa.

There is a three-stage approach, usually involving:

- **Screening** to identify any likely impacts of the plan on the European Sites either alone or in combination with other plans or projects;
- **Appropriate Assessment**, where there are any likely significant impacts, of their effect on the structure of the Sites and their conservation objectives; and
- **Mitigation** of any such impacts and mitigation.

At all stages the precautionary principle is applied in making such judgements.

In the case of the Management Plan, it was concluded at the screening stage that none of the impacts identified would in any way affect the area in question. This was owing to the nature of the impacts acknowledged in the SA process (see below).

Sustainability Appraisal and Strategic Environmental Assessment

This is the Sustainability Appraisal (SA) report of the West Boldon Conservation Area Management Plan for the South Tyneside Local Development Framework (LDF). It has been produced following the implementation of the European Commission Directive 2001/42/EC (enacted in the UK under the Environmental Assessment of Plans and Programmes Regulations 2004), which requires a Strategic Environmental Assessment (SEA) of Development Plans, as well as other plans and programmes. This report has also been informed by guidance from the Office of the Deputy Prime Minister (ODPM) on undertaking a SEA combined with a Sustainability Appraisal.

The Directive seeks to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans in order to promote sustainable development. Sustainability Appraisal extends the consideration of issues to include social and economic factors as well as environmental issues. In consequence, this appraisal considers the effects of policies on social, economic and environmental objectives that collectively define sustainability within the Borough. Where those effects are considered likely to be significantly detrimental, mitigating measures are proposed. These will take the form of proposed amendments to the plan policy wording.

There will always be tensions in the process of appraisal. The process makes explicit the potential conflict between economic growth and environmental impacts. Whilst these cannot always be resolved, the appraisal, in highlighting such tensions is able to provide this information to decision-makers. Decisions can then be taken that are informed, based on evidence and that have sought to balance potentially competing interests.

Whilst no local authority development plan can claim to ever achieve true sustainability, its contribution towards realising sustainability can always be improved. For South Tyneside Council, this completed SA aims to aid this process.

The process used is one devised for the Council by Entec UK Limited, who used this to appraise the Council's emerging LDF documents including previous Conservation Area Management Plans.

Introduction to Conservation Area Management Plan Sustainability Appraisal

The West Boldon Conservation Area Management Plan SPD, along with the emerging South Tyneside Local Development Framework (including saved policies from the Unitary Development Plan), will be a material consideration in determining planning applications and assessing their sustainable credentials.

The purpose of this SA is primarily to make development in South Tyneside more sustainable. This SPD provides the detail to implement ‘saved’ UDP Policy ENV5 and LDF Core Strategy Policy ST2. There are also a number of other, complementary policies within the Core Strategy, such as those dealing with sustainable urban areas, local character and distinctiveness, biodiversity/geodiversity and protecting natural resources that, when implemented, will also maximise the sustainability impact of this Document.

The SPD was subject to consultation as part of the Local Plan process.

The SA comprised the following stages:

- Appraisal of the SPD’s contribution to economic, social and environmental objectives (including consideration of alternative options).
- Completion of SA report that focuses upon the key sustainability issues arising from the appraisal and any proposed mitigation measures.

The Appraisal Workshop

The workshop to appraise this SPD was held at TEDCO Business Centre, South Shields. Two members of the Spatial Planning Team who were not directly involved in the production of the Document itself facilitated it.

The workshop was also attended by:

- Clare Rawcliffe, Countryside Officer, South Tyneside Council
- Chris Matten, Area Planning East Team, South Tyneside Council
- Stuart Clarke, Transport Policy Officer, South Tyneside Council

Key to Sustainability Appraisal Matrices

| | | | | | | | | | | | | | | | |
|----|-------------------------|---|----------------------|---|-------------------------|----|----------------------------|----|-----------------|---|-----------|---|----------------------------|---|----------------|
| AA | Move away significantly | A | Move away marginally | T | Move towards marginally | TT | Move towards significantly | NR | No Relationship | U | Uncertain | X | Operates at this timescale | - | Not Applicable |
|----|-------------------------|---|----------------------|---|-------------------------|----|----------------------------|----|-----------------|---|-----------|---|----------------------------|---|----------------|

| Sustainability Appraisal of Supplementary Planning Document 11: West Boldon Conservation Area Management Plan | | | | | | | | | | |
|---|---|------------|-----------|--------------------|------------|-------|----------------|-------|-------|---|
| Sustainable Development Objectives | Questions | Timescale | | Impact Severity | Scale | | | Rural | Urban | Commentary |
| | | Short term | Long term | | Cumulative | Local | Trans-boundary | | | |
| 1. To create and retain wealth | Will new businesses be created? Will it generate sustainable economic growth? Will it generate new employment? Will it increase average household income? | NR | X | NR | T | T | NR | NR | X | Improving the environment may result with an increase in house prices. No positive effects in terms of employment and businesses. |
| 2. To help businesses start up, grow and develop | Will it stimulate an entrepreneurial culture? Will it improve business development and enhance competitiveness? Will it promote growth in key sectors? Will it encourage business diversity? | NR | NR | NR | NR | NR | NR | NR | NR | Document encourages local sourcing of materials, however, more importance may be given to the type of material rather than where it is sourced. Overall there is no relationship, however, an opportunity exists for local business to offer skills and materials. |
| 3. To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity | Will this reduce outward migration? Will this reduce unemployment rates? Will this increase employment rates? Will this reduce the rate of worklessness? | NR | NR | NR | NR | NR | NR | NR | NR | Document does not attempt to cover these issues. |
| 4. To establish and retain a flexible and highly skilled workforce through training and education | Will it improve people's skills? Will it improve educational performances against the national average? Will it encourage retention of people with higher-level skills? Will this encourage links between education and employment at all educational levels? Will this encourage social inclusion? | NR | NR | NR | NR | NR | NR | NR | NR | Document does not currently achieve this objective, however, scope exists for local businesses to offer the necessary skills such as specialist construction methods, etc. Potential to develop local skills and link with the Council's training remit. |

| Sustainability Appraisal of Supplementary Planning Document 11: West Boldon Conservation Area Management Plan | | | | | | | | | | |
|---|---|---|-----------|----------|------------|-------|----------------|-------|-------|--|
| | Questions | Timescale | | Impact | Scale | | | Rural | Urban | Commentary |
| | | Short term | Long term | Severity | Cumulative | Local | Trans-boundary | | | |
| 9. | To reduce the causes and impacts of climate change | Will it lead to an increased proportion of energy needs being met from renewable sources? | | | | | | | | Document does not have any specific reference but may have an adverse effect due to the requirements to use specific materials and construction methods. |
| | | NR | NR | NR | NR | NR | NR | NR | NR | |
| | Will it reduce greenhouse gas and CO ₂ emissions in line with national targets? | | | | | | | | | |
| | Will it improve the SAP rating of housing in the Borough? | | | | | | | | | |
| 10. | To protect and enhance the Borough's biodiversity and geology | Will it protect and enhance the Borough's biodiversity? | | | | | | | | Document to make reference to the potential need for a Bat Audit in relation to English Nature criteria. The use of traditional materials may have a positive impact on biodiversity. Enhancement of green spaces in a way that protects and enhances biodiversity. Recommend use of native species in landscaping proposals. Overall slight positive impact with potential for improvement. |
| | | X | X | T | NR | T | NR | T | T | |
| | Will it protect and enhance the Borough's designated sites of scientific and natural resource interest? | | | | | | | | | |
| | Will it protect and strengthen populations of priority species and enhance priority habitats? | | | | | | | | | |
| 11. | To protect and enhance the Borough's diversity of cultural heritage | Will it protect and enhance the Borough's diversity of cultural heritage? | | | | | | | | |
| | | X | X | TT | TT | TT | NR | T | TT | |
| | Will it protect and enhance the Borough's sites and features of historical and archaeological importance? | | | | | | | | | |
| | Will it encourage the interpretation and use of cultural assets in the Borough? | | | | | | | | | |

| Sustainability Appraisal of Supplementary Planning Document 11: West Boldon Conservation Area Management Plan | | | | | | | | | | |
|---|--|--|-----------|--------------------|------------|-------|----------------|-------|-------|---|
| Sustainable Development Objectives | Questions | Timescale | | Impact Severity | Scale | | | Rural | Urban | Commentary |
| | | Short term | Long term | | Cumulative | Local | Trans-boundary | | | |
| 5. | To encourage self sufficiency and local production in Borough | Will it encourage self-sufficiency and local production in South Tyneside? | | | | | | | | |
| | | NR | NR | NR | NR | NR | NR | NR | NR | Not covered by the Document but there is potential to develop skills, etc. within the Borough. Other LDF documents could cover issues such as retaining local shops, businesses etc. This could be highlighted in the Document. |
| 6. | To prevent deterioration and where possible improve local air quality levels for all | Will it prevent deterioration or improve local air quality? | | | | | | | | |
| | | NR | NR | NR | NR | NR | NR | NR | NR | Review of traffic management could result in either a positive or negative impact. Document could recommend a balance between safety, air quality and visual amenity in relation to any changes made. Document should make reference to the Highways Capital Programme. Impacts of Tyne Wear Regional Employment AAP needs assessing with a possible demand audit of A184. |
| 7. | To protect and enhance the quality of the Borough's land and groundwater, rivers and seawaters | Will it reduce pollution of land, groundwater, rivers and the sea? Will it protect and enhance the quality of the Borough's groundwater, river and seawaters? Will it encourage use of the Borough's natural assets? | | | | | | | | |
| | | NR | NR | NR | NR | NR | NR | NR | NR | No significant reference in the Document other than protection of views and open space. |
| 8. | To protect and enhance the Borough's coastline and water frontage | Will it manage the coastline in accordance with the Shoreline Management Plan? Will it reduce and minimise the risk to people and properties of flooding? Will it reduce the risk of damage to property by storm events? | | | | | | | | |
| | | NR | NR | NR | NR | NR | NR | NR | NR | |

| Sustainability Appraisal of Supplementary Planning Document 11: West Boldon Conservation Area Management Plan | | | | | | | | | | |
|---|--|------------|-----------|--------------------|------------|-------|----------------|-------|-------|---|
| Sustainable Development Objectives | Questions | Timescale | | Impact Severity | Scale | | | Rural | Urban | Commentary |
| | | Short term | Long term | | Cumulative | Local | Trans-boundary | | | |
| 12. To ensure good accessibility for all to jobs, facilities, goods and services in the Borough | <p>Will it encourage travel (domestic and freight) by means other than private car or HGV?</p> <p>Will it help to reduce traffic congestion and improve road safety?</p> <p>Will it encourage mixed-use development in accessible locations?</p> <p>Will it encourage and promote the use of e-infrastructure including broadband ICT?</p> <p>Will it ensure good accessibility for all to jobs, facilities, goods and services in the Borough to appropriate standards?</p> | X | X | ? | NR | T | NR | NR | T | <p>Removing street clutter may have a positive impact in terms of pedestrians and cyclists; however, traditional surface materials may cause accessibility issues.</p> <p>Streetscape design must take account of accessibility and visual amenity.</p> <p>Document does not specifically attempt to address these issues.</p> |
| 13. To minimise the amount of waste produced and promote sustainable waste management | <p>Will it ensure that the management of wastes is consistent with the waste management hierarchy (avoid, reduce, reuse, recycle and residual disposal through the BPEO)?</p> <p>Will it encourage more recycling/composting?</p> <p>Will it reduce waste production?</p> <p>Will it divert waste from landfill?</p> | NR | NR | NR | NR | NR | NR | NR | NR | <p>Document does not specifically attempt to cover this issue. however, there is reference to the re-use of materials.</p> |
| 14. To make prudent use of natural resources | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw and finite materials?</p> <p>Will it minimise the use of fossil fuels?</p> | NR | NR | NR | NR | NR | NR | NR | NR | <p>Document does not attempt to specifically cover this issue, however, there is reference to the re-use of materials.</p> <p>Finite Materials – Potential positive impact be encouraging re-use or recycling.</p> <p>Fossil Fuels – Potential negative impact due to limited choices in terms of energy efficiency and renewables.</p> <p>Water – No impact.</p> |

| Sustainability Appraisal of Supplementary Planning Document 11: West Boldon Conservation Area Management Plan | | | | | | | | | | |
|---|---|------------|-----------|--------------------|------------|-------|----------------|-------|-------|---|
| Sustainable Development Objectives | Questions | Timescale | | Impact Severity | Scale | | | Rural | Urban | Commentary |
| | | Short term | Long term | | Cumulative | Local | Trans-boundary | | | |
| 15. To promote sustainable design and enhance the natural and built environment | Will it encourage high quality design? Will it encourage higher density development in accessible locations? Will it promote the construction of homes and commercial buildings to recognised energy efficiency standards, e.g. Eco-Homes and BREEM? Will it enhance the existing natural and built environment? Will it encourage use of recycled and sustainable building materials and construction methods? | X | X | TT | TT | TT | NR | T | TT | Documents aim is not to achieve high density, sustainable development. Objective was assessed overall and not broken down to individual questions. |
| 16. To protect and enhance the quality and distinctiveness of the Borough's land and landscapes | Will it minimise development of Greenfield land? Will it encourage the remediation of potentially historically affected land? Will it protect special landscape features? Will it maintain or enhance the Borough's stock of trees? | X | X | TT | TT | TT | NR | TT | TT | Main aim of the Document. |
| 17. To maximise the opportunity to redevelop PDL | Will it maximise the use of previously developed land? | X | X | A | A | A | NR | T | A | Use of previously developed land is maximised in accordance with the principles of the Document. Green and open spaces are protected through the Document however development and high densities will generally not be encouraged. |
| 18. To ensure everyone has the opportunity of living in a decent and affordable homes and tenure of choice | Will it encourage a mix of housing types, sizes and tenures that meet identified needs? Will it ensure adequate provision of affordable housing? Will it reuse existing housing stock where appropriate? | NR | NR | NR | NR | NR | NR | NR | NR | The Document encourages the use of existing housing stock indirectly by protecting existing buildings. In the context of the Borough, West Boldon offers a mix of housing types and sizes. It is not the Document's remit to tackle affordable housing. |

| Sustainability Appraisal of Supplementary Planning Document 11: West Boldon Conservation Area Management Plan | | | | | | | | | | |
|---|---|------------|-----------|--------------------|------------|-------|----------------|-------|-------|---|
| Sustainable Development Objectives | Questions | Timescale | | Impact Severity | Scale | | | Rural | Urban | Commentary |
| | | Short term | Long term | | Cumulative | Local | Trans-boundary | | | |
| 19. To reduce crime and anti-social behaviour and the fear of crime and anti-social behaviour | Will it reduce crime and anti-social behaviour levels and the fear of these activities? Will it encourage community-led safety? Will it promote the adoption of design measures that reduce crime and the opportunity for it? | NR | NR | NR | NR | NR | NR | NR | NR | Document does not attempt to address this objective, however, levels of street lighting need to be protected and perhaps enhanced. |
| 20. To improve health and well-being and reduce inequalities in health care and access to it for all | Will it improve access to equal health care for all? Will it reduce health care inequalities among all groups of the Borough? Will it promote a healthier lifestyle with facilities and opportunities for recreation and leisure for all? | NR | NR | NR | NR | NR | NR | NR | NR | |
| 21. To promote equality and diversity and protect and strengthen community cohesion | Will it promote equality throughout the Borough? Will it address the needs of minority groups within the Borough? | X | X | T | T | T | NR | NR | NR | Not a main aim of the Document, however, public consultation and establishing longer-term links with the community may enhance social cohesion. The review of the streetscape will identify areas where accessibility can be improved. The Document is available in other languages and formats on request. |
| 22. To increase public involvement in decision making and civic activity | Will it encourage participation in public consultation at all ages and all levels? Will it encourage community inclusion? Will it encourage public empowerment? | X | X | T | T | T | NR | NR | NR | The Document aims to involve the community at all ages and levels, establishing links with the community. |

**To find out more about
the new Local Development Framework,
contact:**

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If you know someone who would like this information in a different format, for example Braille, audio tape and languages other than English, these can be provided, on request, by contacting the Communications Unit on 0191 424 7385.



South Tyneside Council