

[Draft] South Tyneside Site Frameworks 2022



South Tyneside Council

Introduction

This document sets out site frameworks to deliver the Urban and Village Growth Areas in the Draft Local Plan 2021-2039. The document provides an appraisal of the constraints and opportunities associated with each site. It also provides an indicative layout for each site as well as a summary of general design principles.

The Draft Local Plan includes 'key considerations' for the major proposed allocations (Appendix 3 of the Draft Local Plan). These are intended to ensure that development of each site contributes towards achieving sustainable development. The frameworks in this document provide a conceptual layout to guide how these key considerations can be achieved on each site.

The document is highly visual and intended to provide a clear, succinct, and easy to understand overview for each site.



Image Source: Whitburn Design Guidelines



Image Source: Matt Chambers on Unsplash

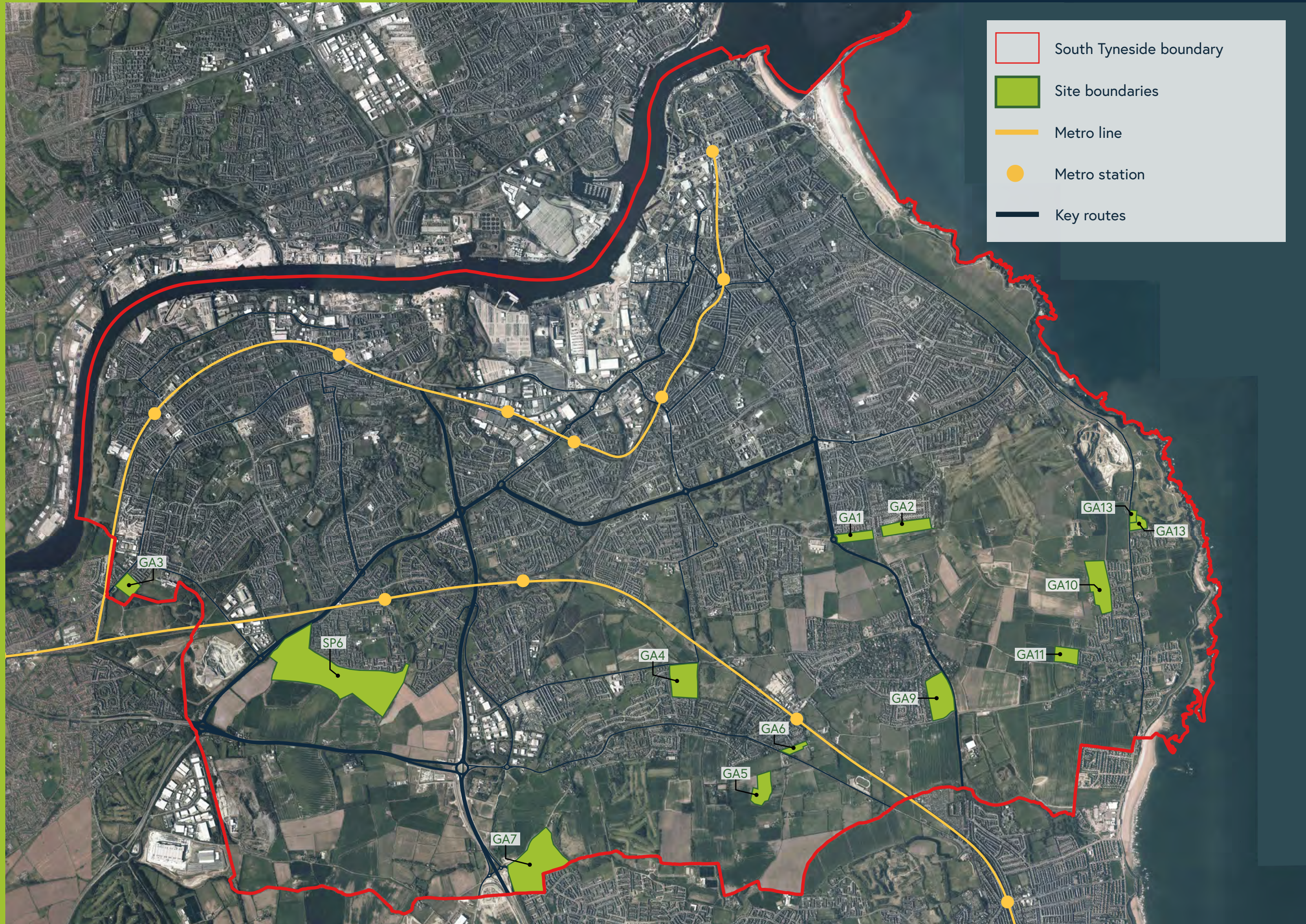


Image Source: South Tyneside Council, Visit South Tyneside

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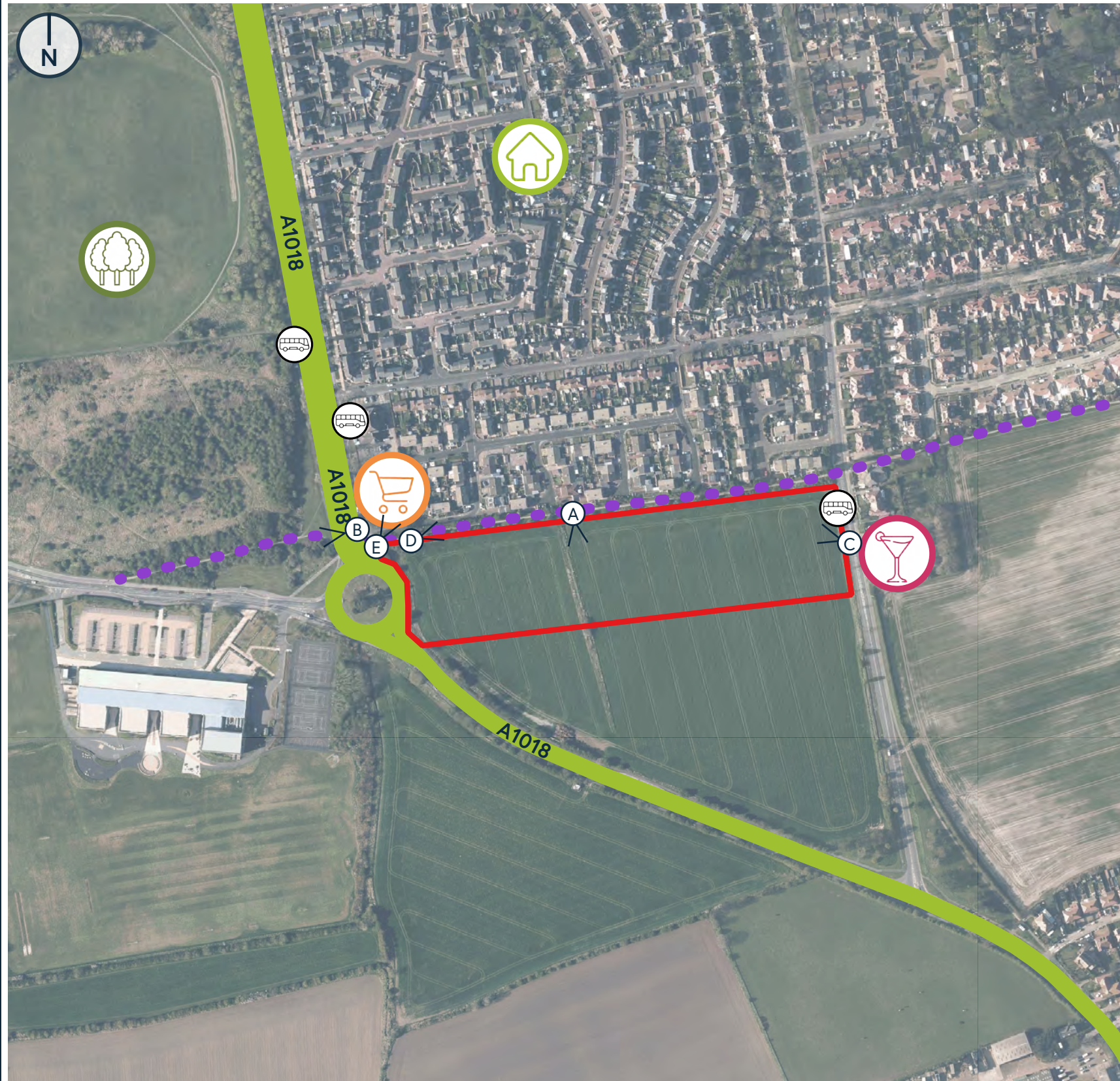
Context



List of Sites

Reference	Site Name	Total Site Area (ha)	Estimated Developable Area (ha)	Capacity
GA1	Land south of Cleadon Park	3.42	2.56	90
GA2	Land west of Sunnyside Farm	5.97	4.47	156
GA3	South Tyneside College, Hebburn Campus	5.70	4.27	115
GA4	Land at North Farm (West), New Road	9.52	7.14	263
GA5	Former MoD bunkers	5.20	3.12	120
GA6	Land south of St John's Terrace and Natley Avenue	1.56	1.40	63
GA7	Land to North of Town End Farm	22.40	16.80	400
GA9	Land at West Hall Farm	10.27	7.70	259
GA10	Land at Wellands Farm	9.10	6.80	250
GA11	Land west of Cleadon Lane	3.90	2.92	75
GA12	Land at Whitburn Lodge	1.00	0.90	25
GA13	Land to North of Shearwater	1.65	1.20	41
SP6	Land South of Fellgate	192.00	144.00	1200

Land South of Cleadon Park

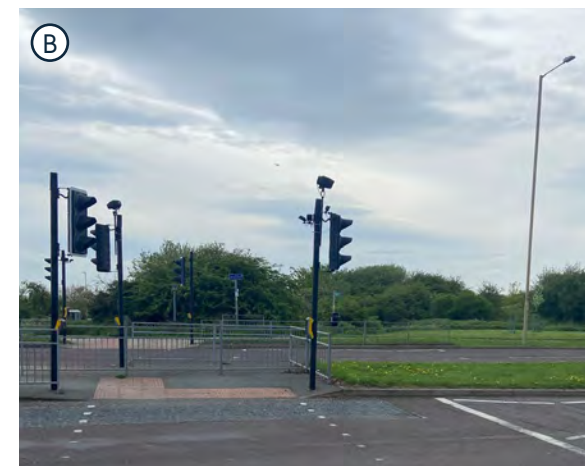


Site Reference: GA1
 Ward: Cleadon and East Boldon
 Approximate Capacity: 90

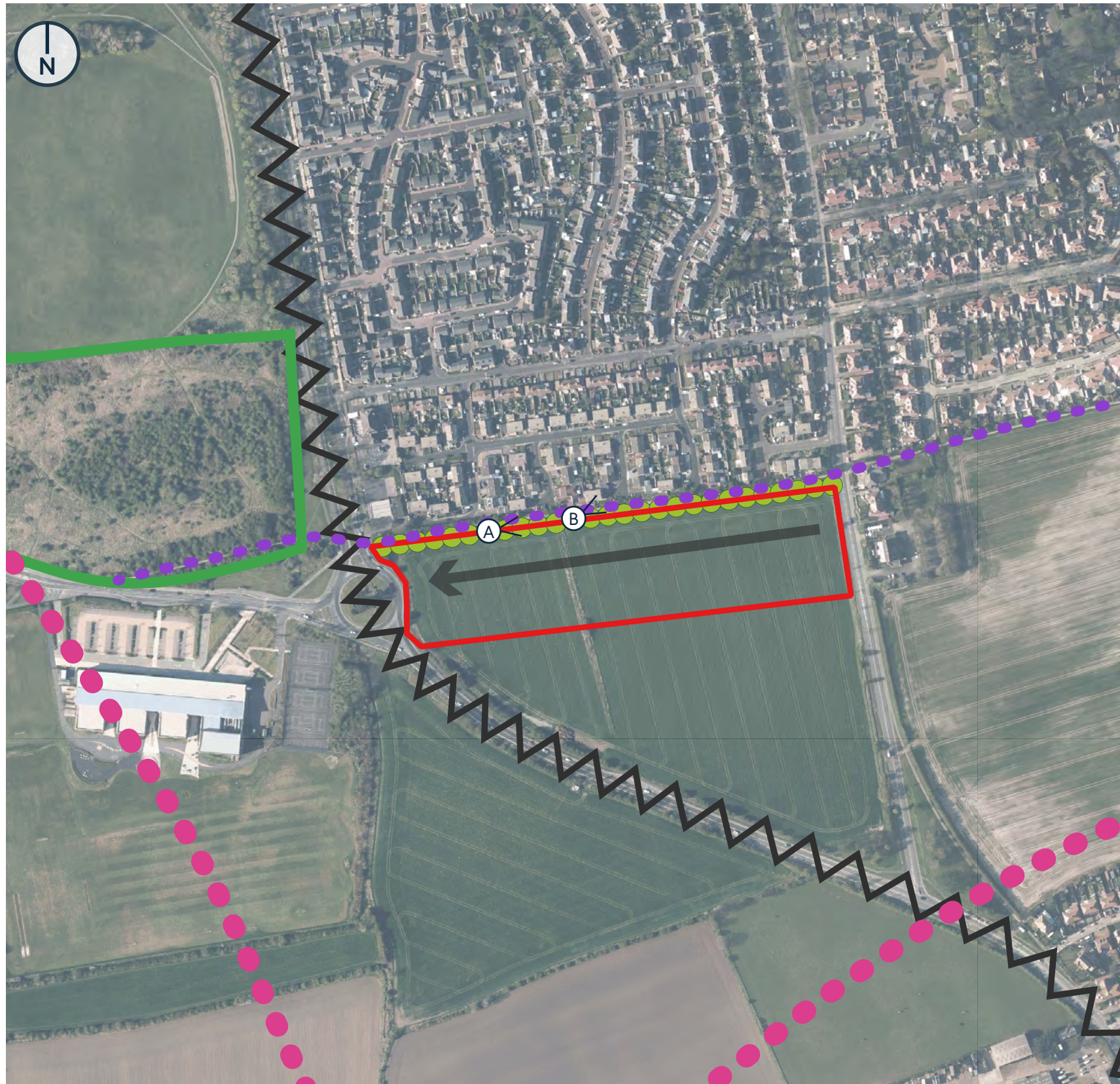
-  Bus stop
-  Residential area
-  Social facility
-  Shopping
-  Bridleway

Location:

The site is agricultural land in the Cleadon and East Boldon Ward. The site is directly south of the South Shields Cleadon Park Estate and would create an extension to the built up area of South Shields. The site is bounded by Sunderland Road and the A1018 to the east and west and open agricultural fields to the south. The site is within 700m of the nearest primary school and bus stop.



Land South of Cleadon Park: Constraints



- Existing landscape boundary
- Bridleway
- Wildlife corridor
- Downward slope
- Local wildlife site
- Wildlife corridor

Key Constraints:

- There is a public bridleway to the north of the site
- The site lies within a coal resource area
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- The site is in close proximity to Local Wildlife Site
- Proximity of existing residential properties
- The proposed development area is considered to have some archaeological potential.
- A couple of prehistoric to medieval stray finds have been identified within the vicinity of the site (see HER 11329 and 4614).

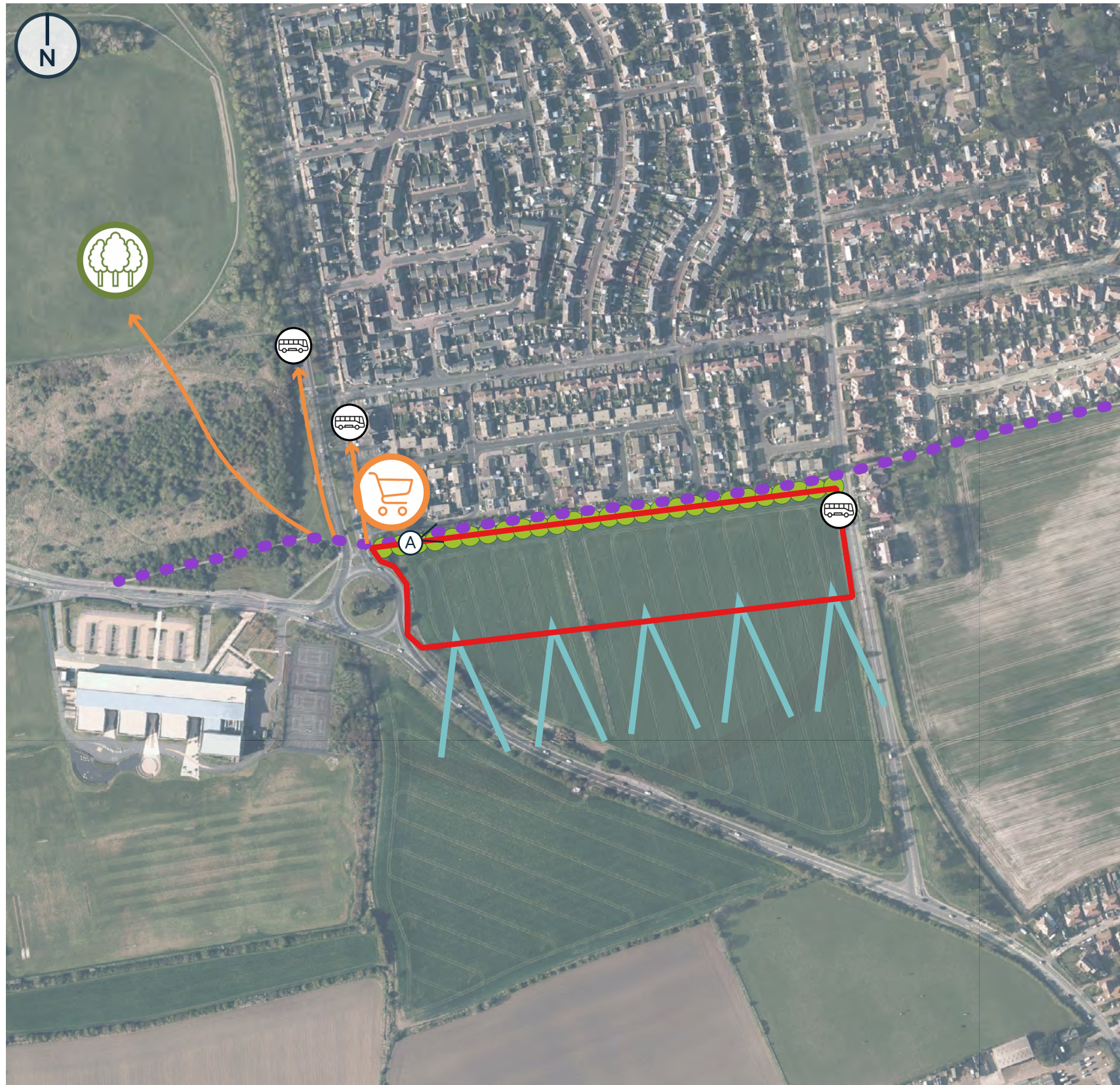


Section of the landscape boundary and the public bridleway to the north of the site.



Close relationship with existing properties could potentially cause overlooking issues.

Land South of Cleadon Park: Opportunities



- Landscape boundary to retain
- Views over green space
- Bus stop
- Connect to existing facilities
- Shopping
- Improve the bridleway
- Open space

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Tree buffer to the north of the site must be retained.
- Footpath and bridleway running along the north the site must be retained and improved.
- Access into site important for traffic movements with preferred access onto Shields Road / Sunderland Road.
- Proposals must be supported by a site specific transport assessment, with particular focus, with particular focus on the A1018, Sunderland Road, Prince Edward Road and the A1300.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for evaluation required.



Opportunity to improve the footpath to the north of the site.

Land South of Cleadon Park: Indicative Layout



Indicative layout shown is for illustrative purposes only

General Design Principles:



Enhance the existing bridleway to the north of the site.



Maximise views over the surrounding green space.



Take design cues from the surrounding residential context.



Incorporate landscaping as an integral part of the design.



Create buildings at a scale and mass in keeping with the wider area.

●●● Landscape boundary to retain

■ Development plots

— Key vehicle routes

▨ Proposed landscape buffer

■ Open space

- - - Secondary vehicle routes

●●● Bridleway

☀ Proposed entry point

Land West of Sunnyside Farm



Site Reference: GA2
 Ward: Cleadon and East Boldon
 Approximate Capacity: 156

-  Bus stop
-  Social facility
-  Sports facility
-  Residential area
-  Conservation area
-  Bridleway









Location:

The site is agricultural land in the Cleadon and East Boldon Ward. The site is directly south of the South Shields Cleadon Park Estate and would create an extension to the built up area of South Shields. The site is within 700m of the nearest primary school and bus stop. The site is bounded by Sunderland road to the west and open agricultural fields to the south.



Land West of Sunnyside Farm: Constraints



- | | | |
|--|---|---|
|  Existing landscape boundary |  Area of high landscape value |  Bridleway |
|  Local nature reserve and SSSI |  Cleadon Hills conservation area |  Locally listed building |
|  Wildlife corridor |  View to Cleadon water tower | |

Key Constraints:

- There is a public bridleway to the north of the site
- The site lies within a coal resource area
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- The site is in close proximity to Cleadon Hills Conservation Area
- Site is in close proximity to a SSSI
- The site is in close proximity to Local Wildlife Site
- Small area of surface water flooding on the site
- Proximity of existing residential properties
- Adjacent to locally listed heritage asset, Sunnyside Farm.
- The proposed development area is considered to have some archaeological potential.



There are views from within the site to Cleadon Hills Conservation Area.



The potential access point is restricted access.

Land West of Sunnyside Farm: Opportunities



- Landscape boundary to retain
- Landscape buffer to conservation area
- Improve the pedestrian routes
- Views over green space
- Views over conservation area
- Cleadon water tower

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Tree and shrub buffer to the north of the site must be retained.
- Footpath running along the north the site must be retained and improved.
- Lower densities should be considered towards the eastern part of the site to mitigate the impact on the settings of Cleadon Hills Conservation Area and the locally listed heritage asset (Sunnyside Farm).
- Access into site important for traffic movements with preferred access onto Shields Road / Sunderland Road.
- Proposals must be supported by a site specific transport assessment, with particular focus, with particular focus on the A1018, Sunderland Road, Prince Edward Road and the A1300.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for evaluation required.

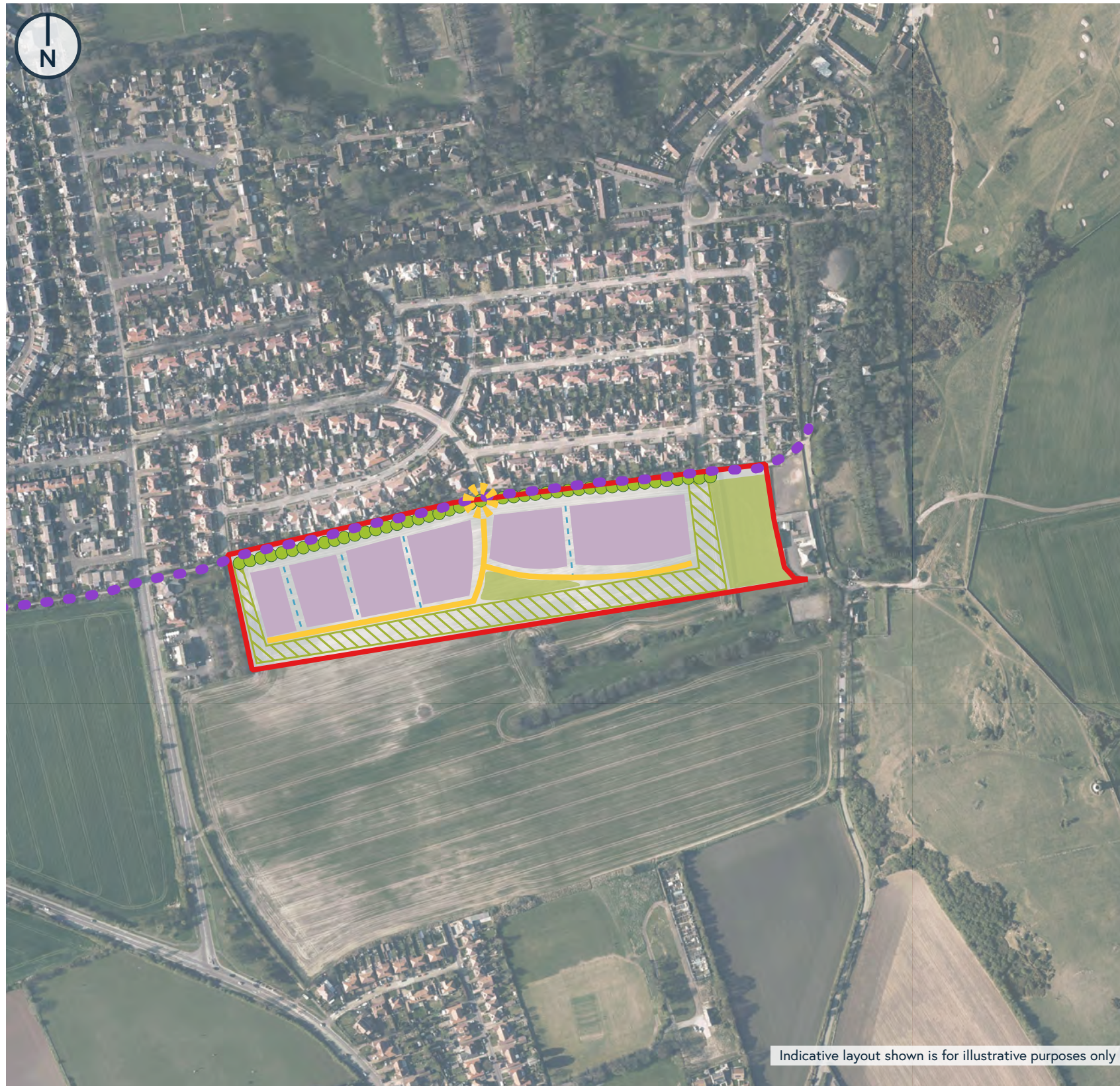


Retain views to Cleadon Water Tower



Retain the well landscaped boundary to the north

Land West of Sunnyside Farm: Indicative Layout



General Design Principles:



Enhance the existing bridleway to the north of the site.



Maximise views over the surrounding green space and Cleadon Hills Conservation Area.



Take design cues from the surrounding residential context.



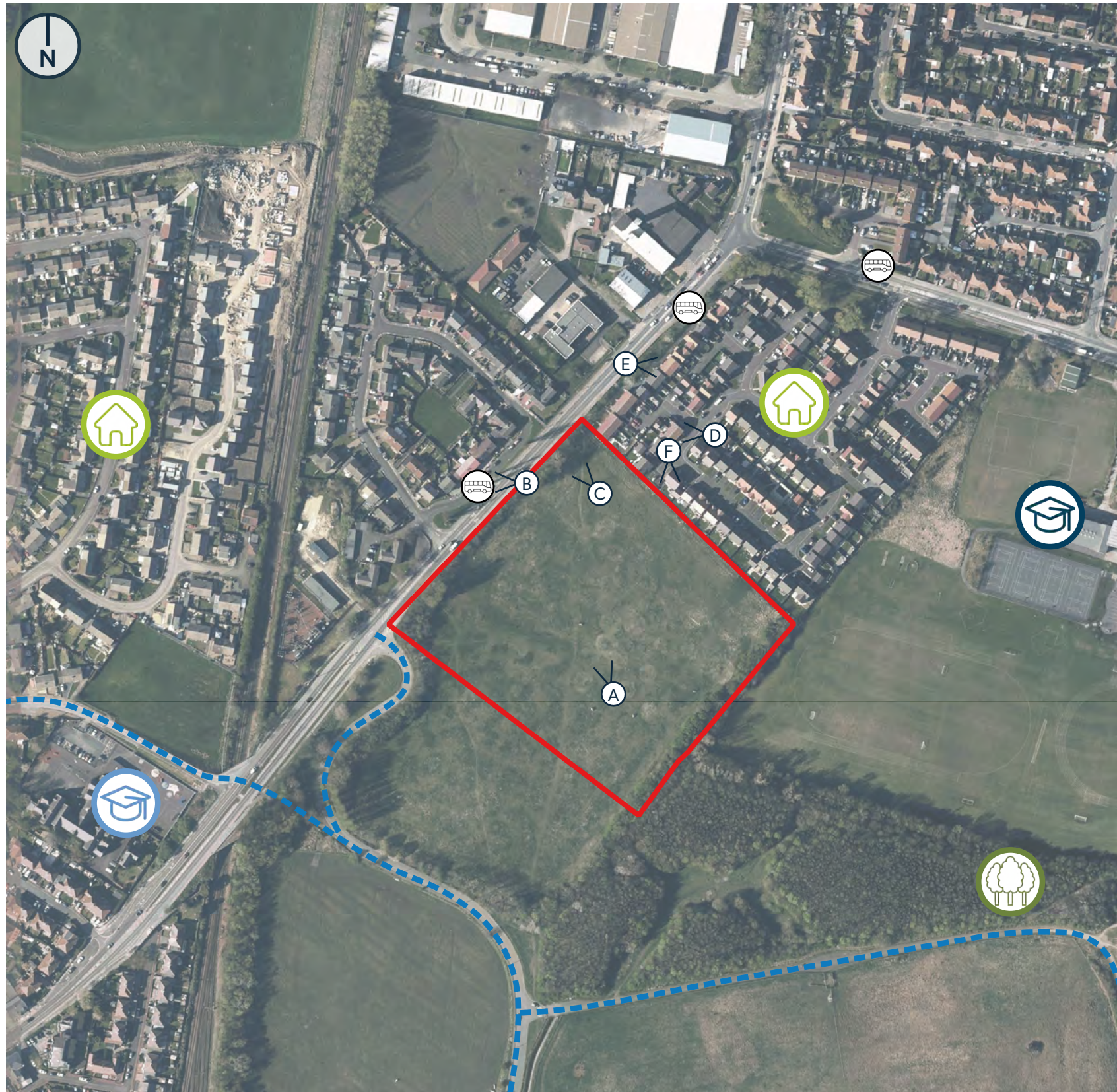
Incorporate landscaping as an integral part of the design.



Create buildings at a scale and mass in keeping with the wider area.

- | | | |
|------------------------------|----------------------|--------------------------|
| Landscape boundary to retain | Development plots | Key vehicle routes |
| Proposed landscape buffer | Open space | Secondary vehicle routes |
| Bridleway | Proposed entry point | |

South Tyneside College, Hebburn Campus



Site Reference: GA3
Ward: Hebburn North
Approximate Capacity: 115

-  Bus stop
-  Primary school
-  Secondary school
-  Open space
-  Residential area
-  National Cycle Network link route





Location:

The site is a former college playing pitch site close to the Borough's boundary with Gateshead. The site is in a predominantly residential area with a secondary school to the east. North of the site is an area of new build homes on the former college site. The site is in close proximity to primary schools and several bus stops.



South Tyneside College, Hebburn Campus: Constraints



-  Landscape boundary to retain
-  Ecological network
-  Houses backing on to the site
-  Green infrastructure corridor

Key Constraints:

- Proximity to wildlife network
- The site is part of the green infrastructure corridor
- Development would result in the loss of playing pitches
- Areas of surface water flooding have been identified on the site
- The site is in a coal resource area
- There are mature trees around the perimeter of the site
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- Development would further narrow the gap between South Tyneside and Gateshead's boundaries.
- The proposed development area is considered to have some archaeological potential.



Example of the housing backing onto the northern part of the site.



Example of the existing landscaped boundary on the site.

South Tyneside College, Hebburn Campus: Opportunities



- Landscape boundary to retain
- Views over green space
- BUS Bus stop
- Connect to existing area
- Connect to public transport stops
- Improve relationship to existing development
- Formalise desire lines
- Strong frontage to green space

Opportunities:

- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Developer contributions towards enhancement of off-site playing pitch provision.
- Proposals must be supported by a site-specific flood risk assessment.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A185, Mill Lane, Monkton Lane and the A194 along with the importance of active travel links and public transport connections.
- Mature trees should be retained.
- An up-to-date archaeological desk-based assessment will be required.



Opportunity to formalise pedestrian desire lines through the site.

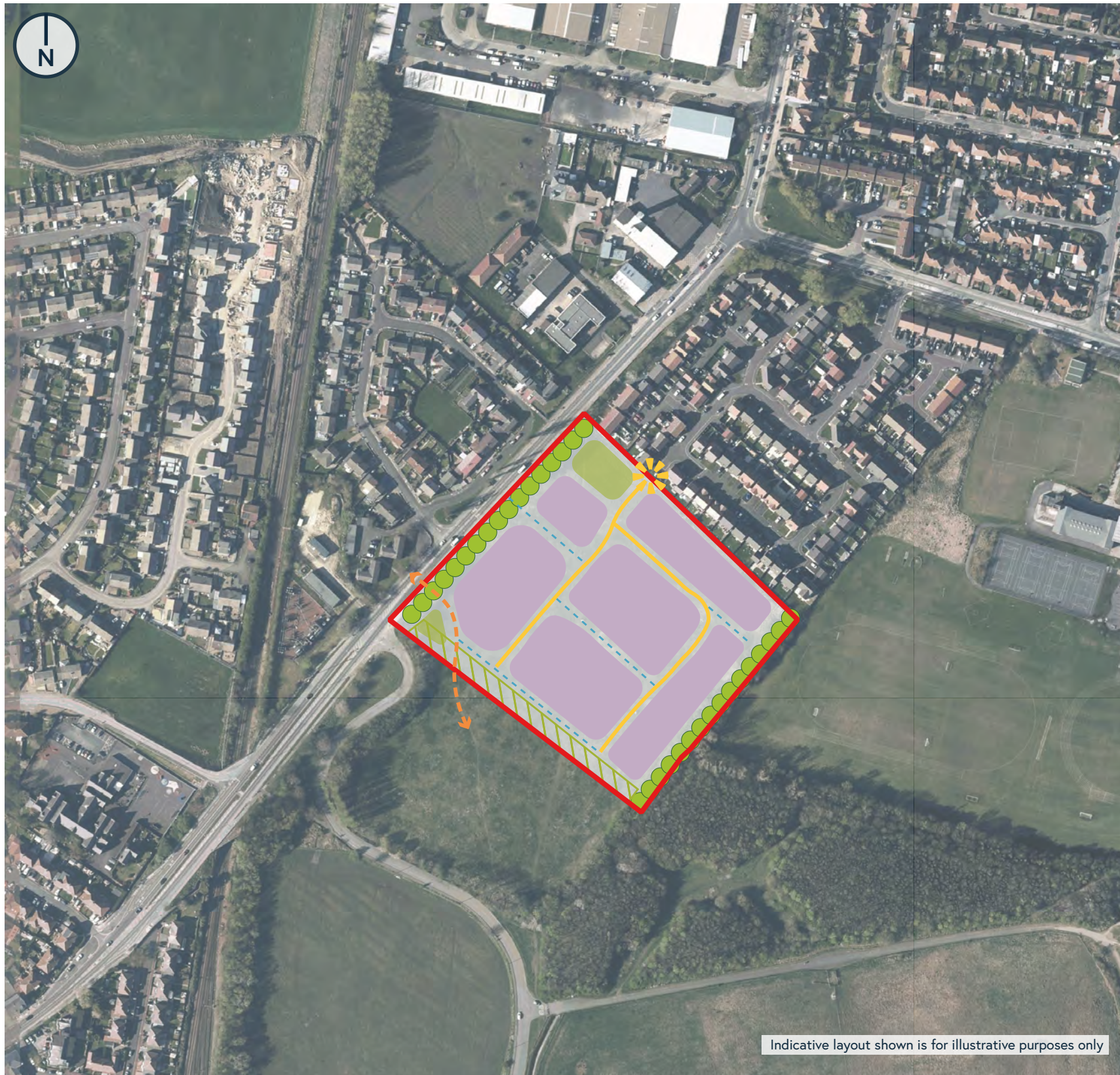


Maintain the well landscaped boundary to the site.



Opportunity to form a connection with the existing residential development to the north.

South Tyneside College: Indicative Layout



General Design Principles:



Enhance and formalise the pedestrian desire lines through the site.



Maximise views over the surrounding green space.




Take design cues from the surrounding residential context.



Incorporate landscaping as an integral part of the design.




Create buildings at a scale and mass in keeping with the wider area.

 Landscape boundary to retain

 Development plots

 Key vehicle routes

 Proposed landscape buffer

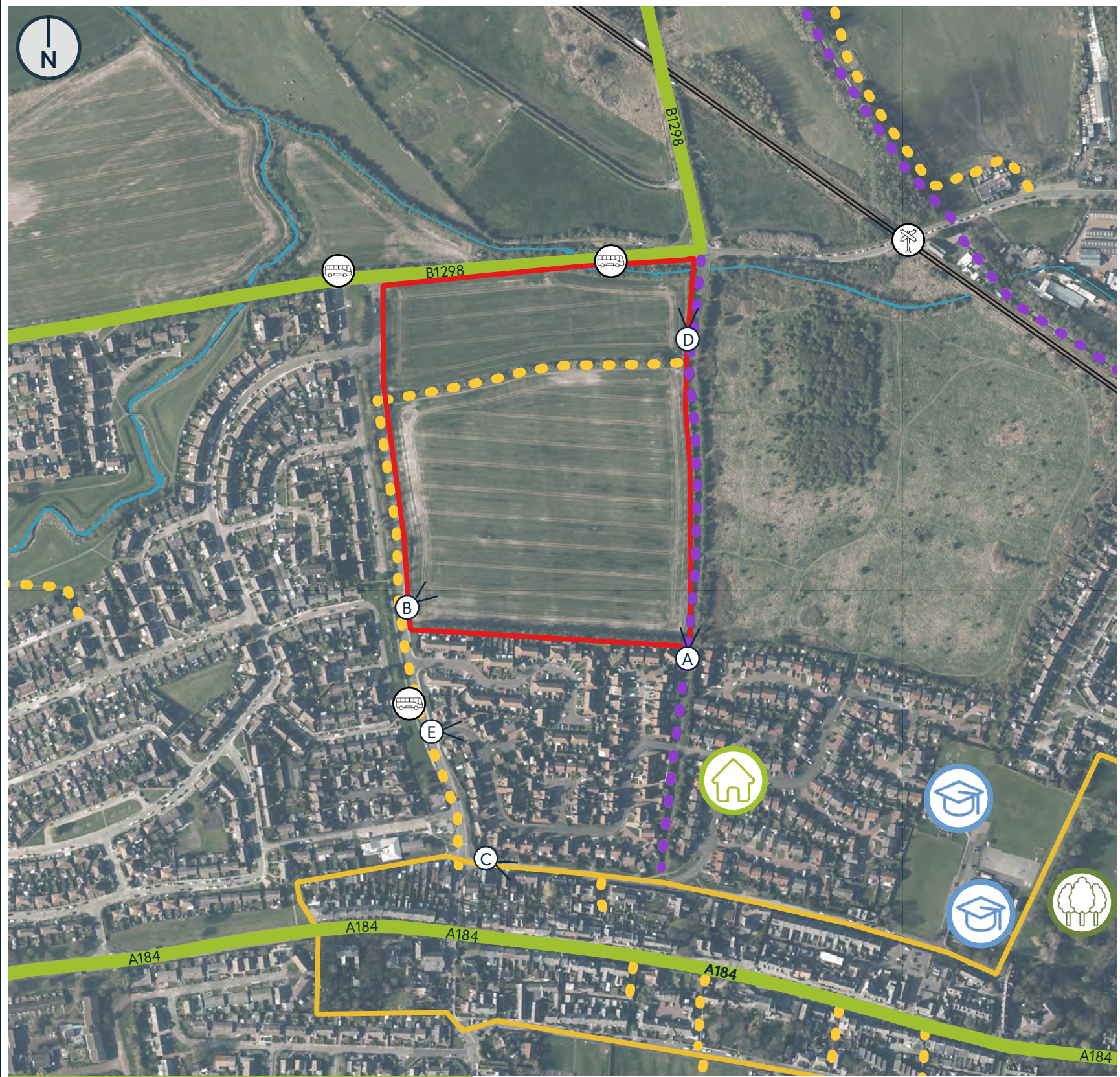
 Open space

 Secondary vehicle routes

 Improved pedestrian route

 Proposed entry point

Land at North Farm (West), New Road



Site Reference: GA4
Ward: Boldon Colliery
Approximate Capacity: 263

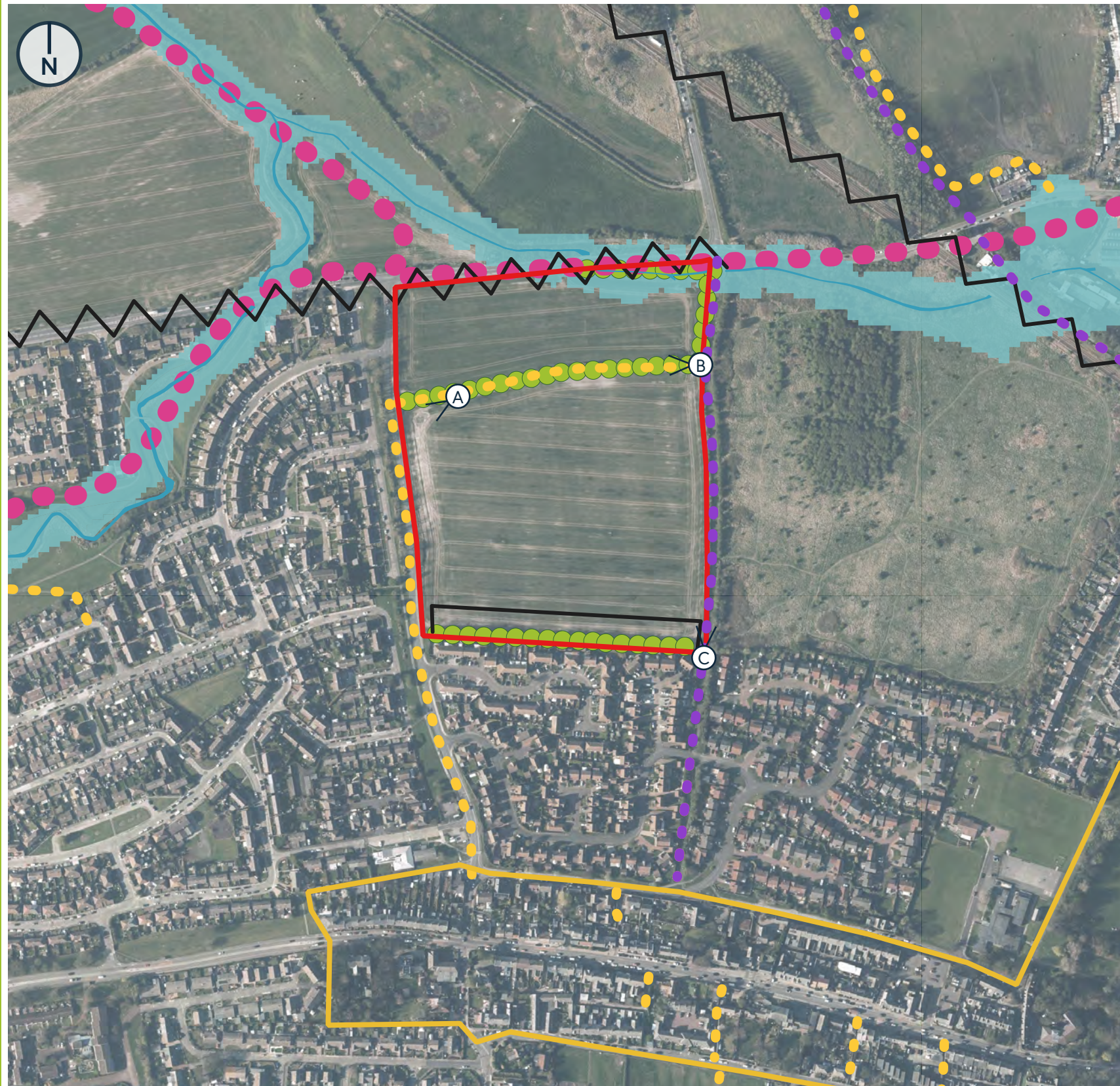
- Conservation area
- Metro line
- Bus stop
- PROW
- Primary school
- Bridleway
- Open space
- Residential area
- Watercourse
- Level crossing

Location:

The site comprises agricultural land in the Boldon Colliery Ward and the East Boldon Neighbourhood Planning area. The site is bounded by residential development to the south and west, New Road to the north and natural greenspace to the east. Development of the site would effectively be a rounding off of the built up area.



Land at North Farm (West), New Road: Constraints



- Existing landscape on site
- East Boldon conservation area
- Noise from B1298 and Metro
- Flood zone
- Houses backing on to the site
- Bridleway
- PROW
- Watercourse
- Wildlife corridor

Key Constraints:

- The site is within a coal resource area
- Flood zones 2 and 3 located along the northern boundary of the site.
- Surface water flooding has been identified along northern boundary and through the centre of the site
- Proximity to wildlife network
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- There is an established hedgerow running through the site
- There is a small watercourse running through the north eastern corner of the site
- The area is considered to have some archaeological potential.



Areas of the site have surface water



The western part of the site is divided by a mature hedge boundary



There is a bridleway running north - south through the middle of the site

Land at North Farm (West), New Road: Opportunities



- Landscape boundary to retain
- Maintain some views into the site
- BUS Bus stop
- PROW
- Connect to existing facilities
- Enhance the Bridleway
- T Open space
- S Primary school
- Improve relationship to existing development
- Watercourse

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Opportunities to re-naturalise the water course must be explored.
- Appropriate water quality treatment will be required prior to discharge to the watercourse.
- The bridleway to the east of the site and the trees running along it to be retained.
- Tree buffers to the north and south of the site must be retained. Buffer between the water course and residential development must be at least 8 metres.
- Existing hedgerows must be retained.
- Preferred access of New Road
- An archaeological desk-based assessment will be required as a starting point for evaluation required.

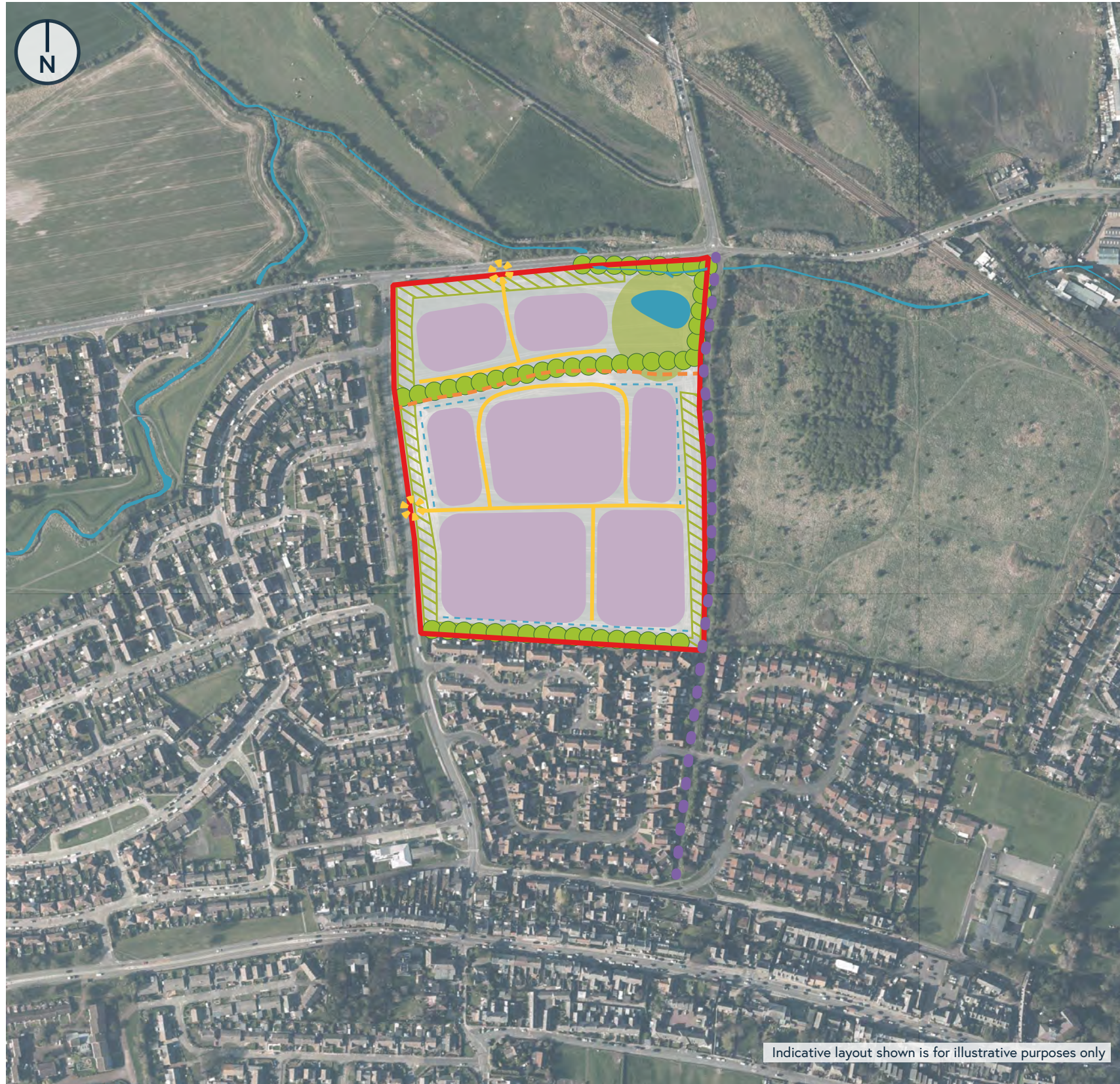


Opportunity to enhance the bridleway through the site.



Opportunity to take design cues from the local area.

Land at North Farm (West): Indicative Layout



- Proposed entry point
 Proposed landscape buffer
 Landscape buffer to retain
 Bridleway
- Key vehicle routes
 Development plots
 Improved pedestrian route
 Watercourse
- Secondary vehicle routes
 Open space
 Potential SUDS area

General Design Principles:

- Enhance the bridleway which runs to the east of the site, and the public right of way which runs through the site.
- Maximise views, both into the site and over the green spaces and SuDS areas.
- Accord with the principles set out in the East Boldon Neighbourhood Plan and the East Boldon Design Code.
- Incorporate landscaping as an integral part of the design.
- Create buildings at a scale and mass in keeping with the wider area.





East Boldon Design Code Principles:

- Deliver a built environment of the highest quality which is empathetic to the characteristics of East Boldon.
- Avoid bland, extensive, and repetitive housing development. Create inspiring, sensitive design.
- Create a built form which can accommodate sustainable living and provides a public realm that encourages people to walk and cycle to local destinations.
- Ensure that new development integrates with adjoining areas and provide routes that are accessible to all.
- Deliver a range of accommodation and a mix that will help foster a strong sense of community and reflects the needs of East Boldon Residents.
- New development must be sensitive to existing habitat and biodiversity. It must provide high-quality landscaping including tree planting and a interconnected network of green infrastructure.

Former MoD Bunkers

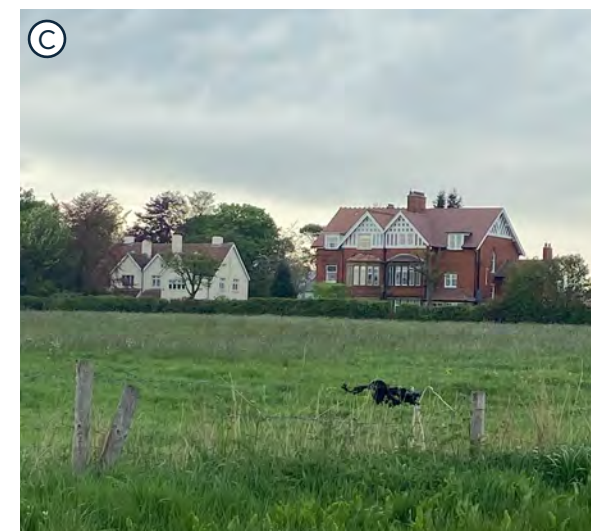


Site Reference: GA5
 Ward: Cleadon and East Boldon
 Approximate Capacity: 120

-  Bus stop
-  Dog park
-  Residential area
-  PROW

Location:

The site is a brownfield site with vacant and derelict former bunkers and medical stores. The site is surrounded by agricultural land south of East Boldon. The site is accessed via Green Lane off Sunderland Road. The site is in the East Boldon Neighbourhood Planning Area. The site is in close proximity to bus stops along Sunderland Road.



Former MoD Bunkers: Constraints



-  Ecological network
-  1 in 100 years weather event
-  Existing structures on site
-  PROW
-  Noise from A184

Key Constraints:

- The site is within a coal resource area
- The site is within an area of high landscape value
- Surface water flooding has been identified on parts of the site
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- There are mature trees and vegetation throughout the site
- The buildings are listed on South Tyneside's Locally Significant Heritage Assets List.
- Site is associated with an Historic Environment Record for a Second World War Anti-Aircraft Supply Depot (HER1829).



There are existing bunkers on site, opportunities should be taken to incorporate these into development.

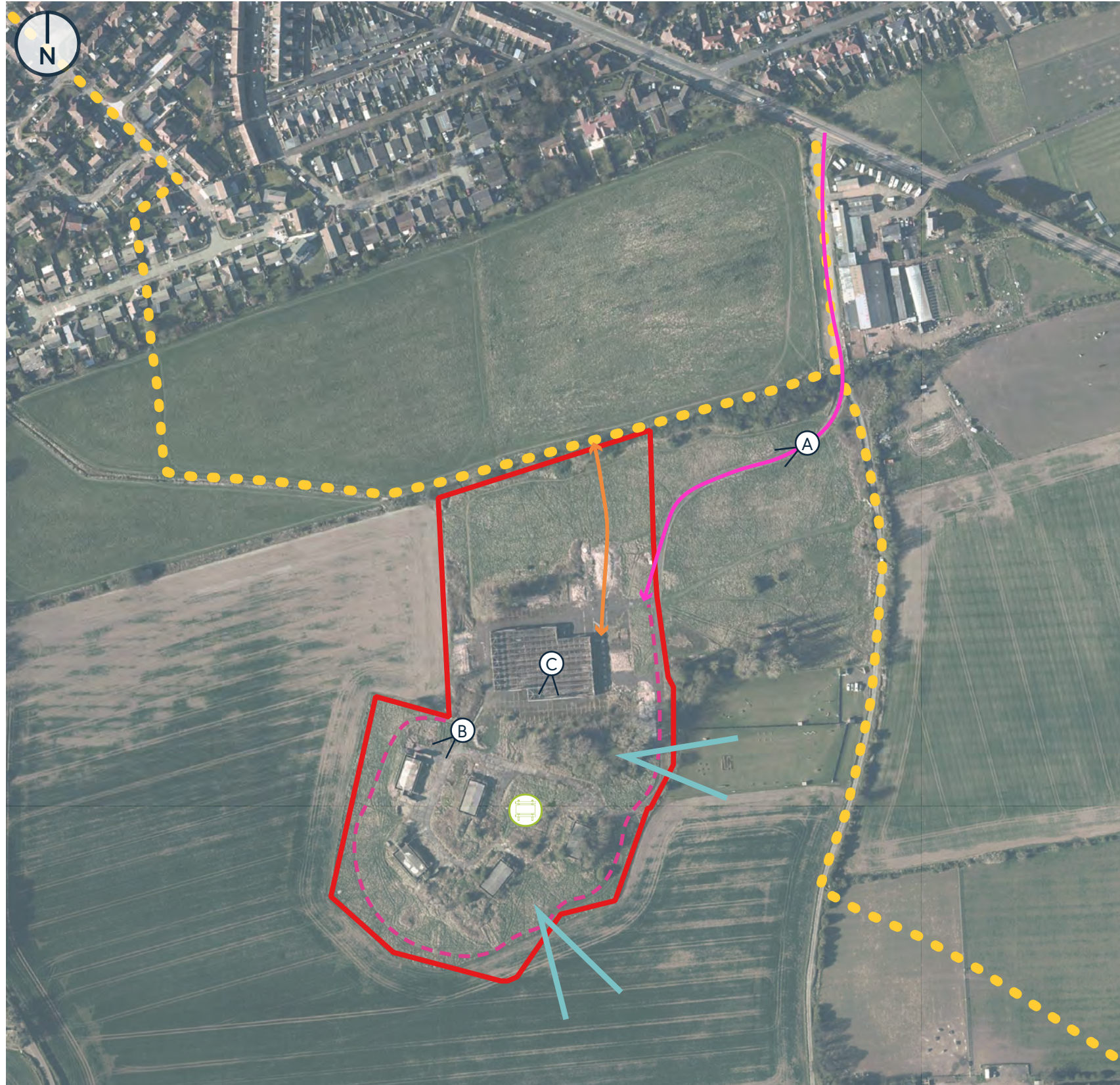


The site has been used informally by local artists.



Development could result in a loss of locally significant heritage.

Former MoD Bunkers: Opportunities



- PROW
- ↔ Connect to PROW
- - - Formalise desire lines
- < Views over green space
- ↔ Use existing access point
- ⊙ Opportunity to provide heritage interpretation panels

Opportunities:

- The development of the site should be led by a thorough understanding of heritage significance and consider whether the bunkers could be incorporated into the development.
- Mature trees throughout the site should be retained
- Proposals should be supported by a site specific transport assessment, with particular focus on the A184 along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- Access via Green Lane
- Historic Building Recording is likely to be required in association with applications to develop this site. In addition, an archaeological desk-based assessment will be required.



Opportunity to use the existing access via Green Lane.



Incorporate the heritage into the design of the site.












Opportunity to include public art on the site, or space for local artists to work.





Former MoD Bunkers: Indicative Layout









Indicative layout shown is for illustrative purposes only

-  Proposed entry point
-  Key vehicle routes
-  Secondary vehicle routes
-  Landscape buffer to retain
-  Development plots
-  Open space
-  PROW
-  Improved pedestrian route
-  Provide public art or interpretation

General Design Principles:

-  Enhance the existing public right of way to the north of the site and create new footpaths through the site.
-  Maximise views over the surrounding green space.
-  Accord with the principles set out in the East Boldon Neighbourhood Plan and the East Boldon Design Code.
-  Incorporate landscaping as an integral part of the design.
-  Include public art / interpretation as part of the design.








East Boldon Design Code Principles:

-  Deliver a built environment of the highest quality which is empathetic to the characteristics of East Boldon.
-  Avoid bland, extensive, and repetitive housing development. Create inspiring, sensitive design.
-  Create a built form which can accommodate sustainable living and provides a public realm that encourages people to walk and cycle to city local destinations.
-  Ensure that new development integrates with adjoining areas and provide routes that are accessible to all.
-  Deliver a range of accommodation and a mix that will help foster a strong sense of community and reflects the needs of East Boldon Residents.
-  New development must be sensitive to existing habitat and biodiversity. It must provide high-quality landscaping including tree planting and a interconnected network of green infrastructure.

Land South of St John's Terrace and Natley Avenue

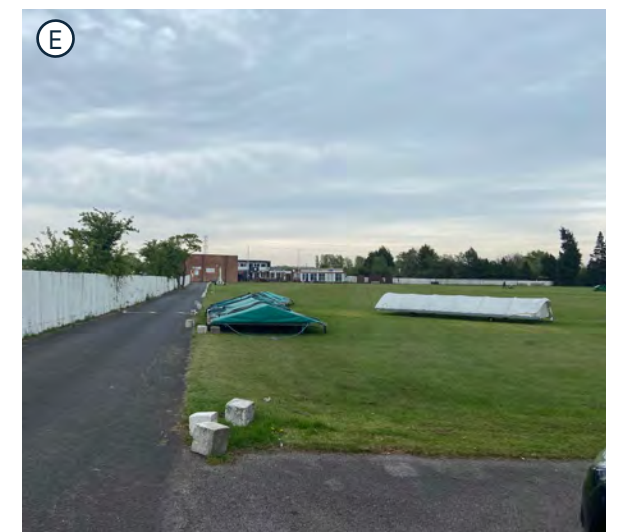


Site Reference: GA6
 Ward: Cleadon and East Boldon
 Approximate Capacity: 63

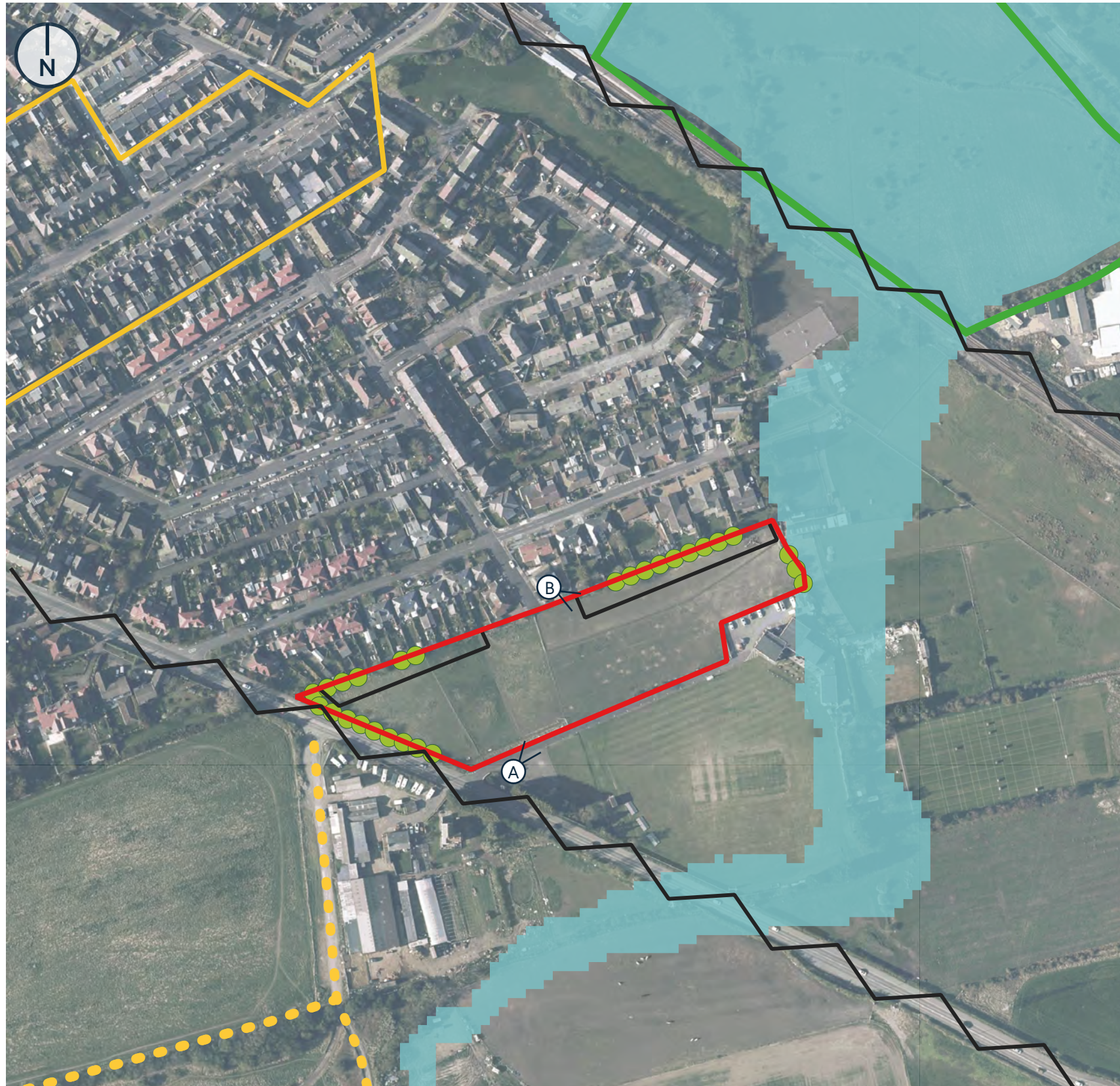
-  Bus stop
-  Sports facility
-  Residential area
-  Metro line
-  Metro stop
-  Conservation area
-  PROW

Location:

The site is agricultural land south of East Boldon. The site can be accessed off St John's terrace and would effectively be an extension of the existing housing estate. The site is in the East Boldon Neighbourhood Planning Area. The site is bounded by residential development to the north, the A184 to the west and a cricket and squash club to the south. The site is in close proximity to East Boldon metro station and bus stops.



Land South of St John's Terrace: Constraints



- Existing landscape on site
- East Boldon conservation area
- PROW
- Flood zone
- Noise from A184 and Metro
- Local wildlife site
- Houses backing on to the site

Key Constraints:

- The site is within a coal resource area
- Flood zones 2 and 3 identified along the eastern boundary of the site.
- Proximity to the wildlife network
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- There are mature trees and vegetation on the sites
- Small area of surface water flooding have been identified on the site.
- The proposed development area is considered to have some archaeological potential.

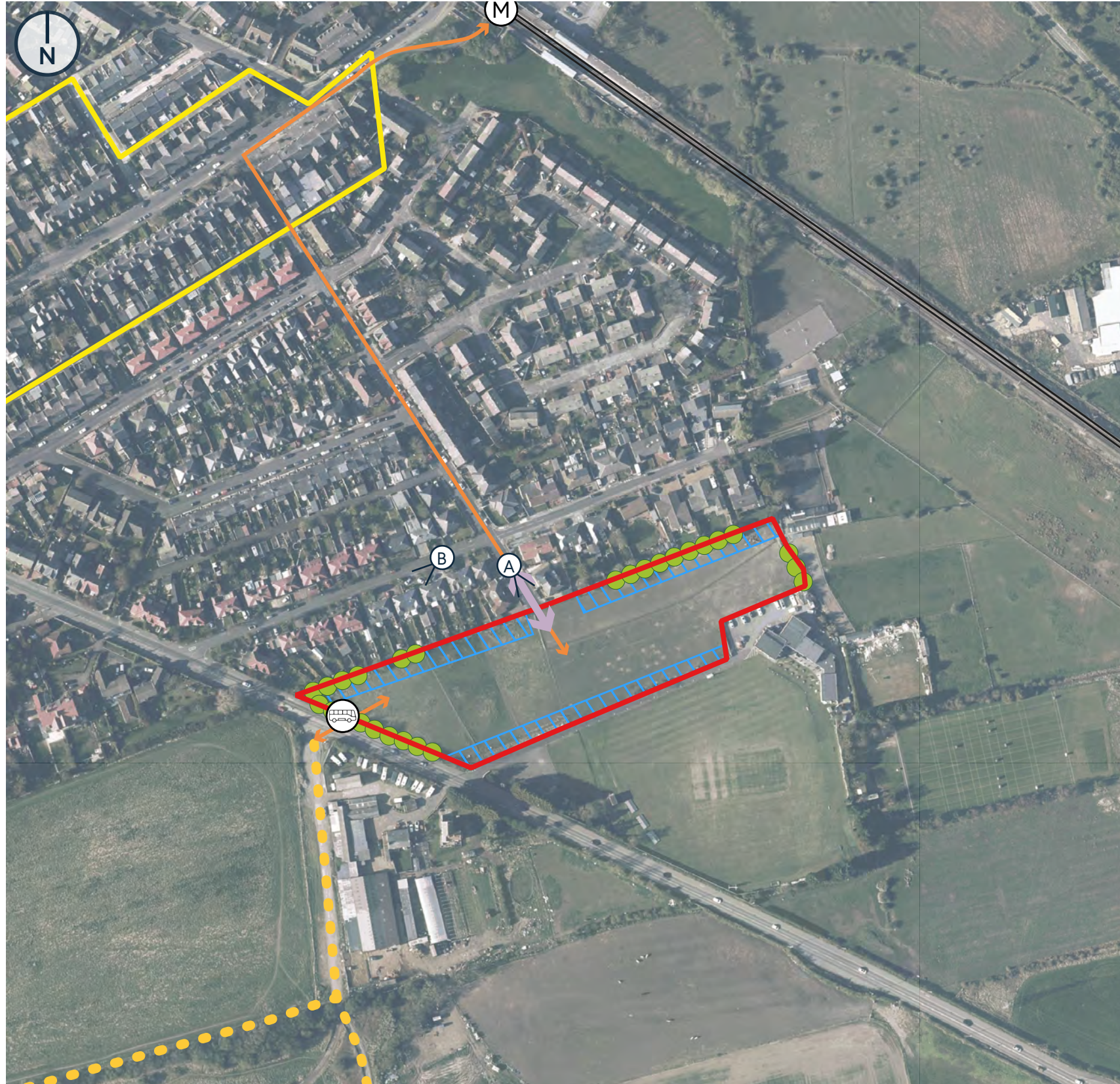


Boundary to the neighbouring sports facility.



Existing properties sit adjacent to the site and so the impact of development on these will need to be considered.

Land South of St John's Terrace: Opportunities



- Landscape boundary to retain
- Connect to existing facilities
- PROW
- B Bus stop
- M Metro stop
- Improve relationship to existing development
- Connect to existing area
- Conservation area

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Formal connections to East Boldon metro station should be established.
- Tree buffers must be preserved and enhanced.
- Appropriate water quality treatment will be required prior to discharge to the watercourse.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A184 along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- Access from St. Johns Terrace.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.



Opportunity to take access off the existing road on St. Johns Terrace.











Opportunity to take design cues from the surrounding residential area.






Land South of St John's Terrace: Indicative Layout









Indicative layout shown is for illustrative purposes only

-  Proposed entry point
-  Landscape buffer to retain
-  PROW
-  Key vehicle routes
-  Development plots
-  Improved pedestrian route
-  Proposed landscape buffer
-  Open space

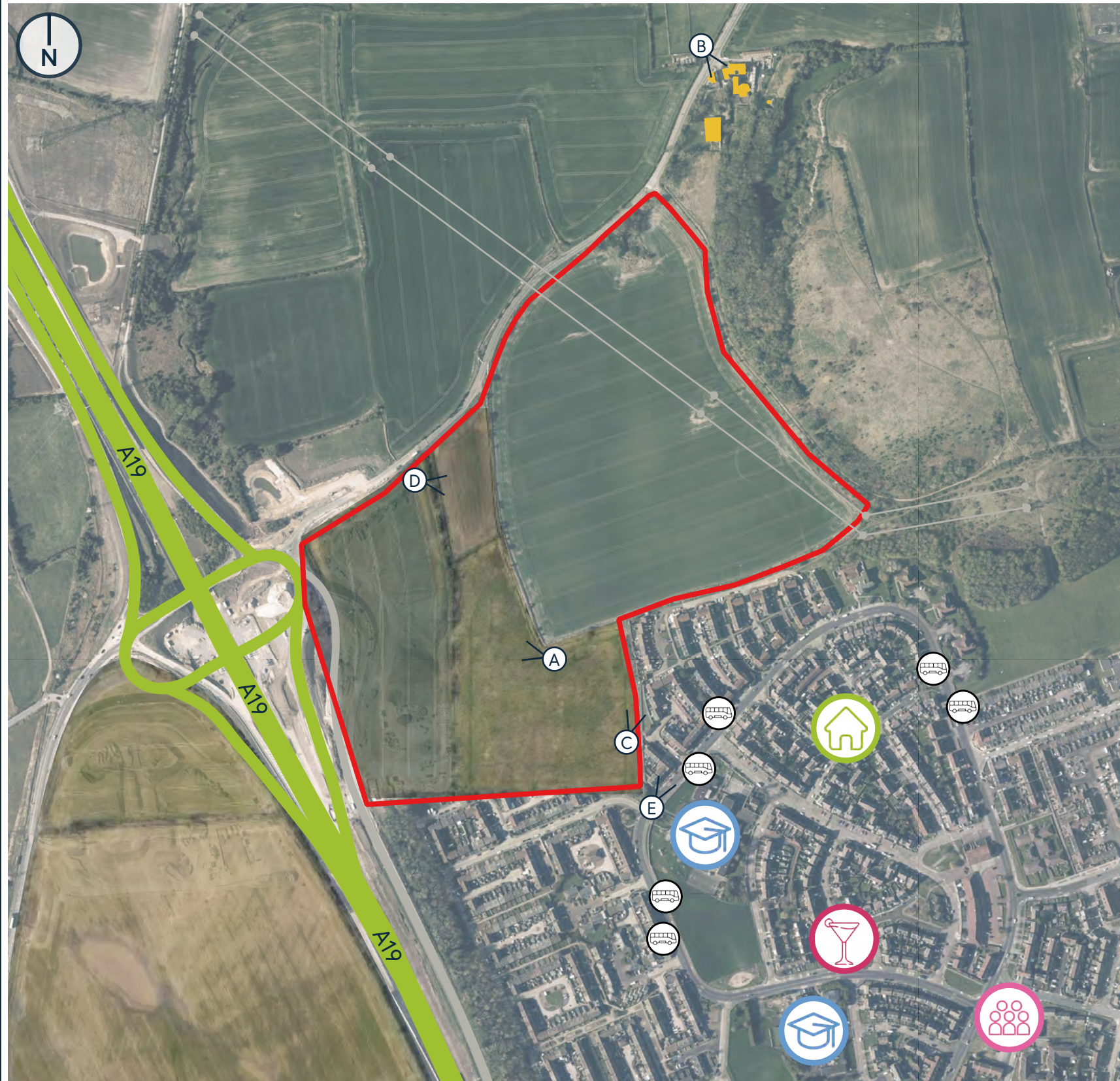
General Design Principles:

-  Create and enhance connections to East Boldon Metro Station.
-  Maximise views over the surrounding green space.
-  Accord with the principles set out in the East Boldon Neighbourhood Plan and the East Boldon Design Code.
-  Incorporate landscaping as an integral part of the design.
-  Connect to the existing neighbourhood.

East Boldon Design Code Principles:

-  Deliver a built environment of the highest quality which is empathetic to the characteristics of East Boldon.
-  Avoid bland, extensive, and repetitive housing development. Create inspiring, sensitive design.
-  Create a built form which can accommodate sustainable living and provides a public realm that encourages people to walk and cycle to local destinations.
-  Ensure that new development integrates with adjoining areas and provide routes that are accessible to all.
-  Deliver a range of accommodation and a mix that will help foster a strong sense of community and reflects the needs of East Boldon Residents.
-  New development must be sensitive to existing habitat and biodiversity. It must provide high-quality landscaping including tree planting and a interconnected network of green infrastructure.

Land to North of Town End Farm



Location:

The site is agricultural land on the Borough's border with Town End Farm within Sunderland City Council. The site is surrounded by residential development to the south and is in close proximity to the A19. There are electricity pylons running through the north eastern corner of the site. The site is in close proximity to local services in Town End Farm.



Site Reference: GA7
 Ward: Boldon Colliery
 Approximate Capacity: 400

-  Listed building
-  Primary school
-  Residential area
-  Community Centre
-  Social facility
-  Power line
-  Bus stop

Land to North of Town End Farm: Opportunities



- Landscape boundary to retain
- Maintain views over green space
- Provide open space
- Connect to existing facilities
- Improve relationship to existing development
- Bus stop
- Enhance pedestrian routes and active design within the site
- Primary school

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent and consider including a landscape buffer to the north.
- The design and layout must have regard to the settings of the Listed Buildings to the north.
- Proposals must include an appropriate landscaping scheme throughout the site. Open space should be provided throughout the site.
- Potential buffering required in terms of the Town End Farm estate.
- Development should be designed to discourage and prevent unauthorised access into Downhill Old Quarry Local Wildlife Site.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A19 (Highways England), A1290, Downhill Lane and the A184 along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.



Opportunity to take design cues from the high quality architecture of the homes on Lawn Drive, to the north west of the site.



Opportunity to include walking routes within the site to maintain its use as a space for recreation.

















Opportunity to provide a formal pedestrian connection to the residential area to the north.

Land to North of Town End Farm: Indicative Layout

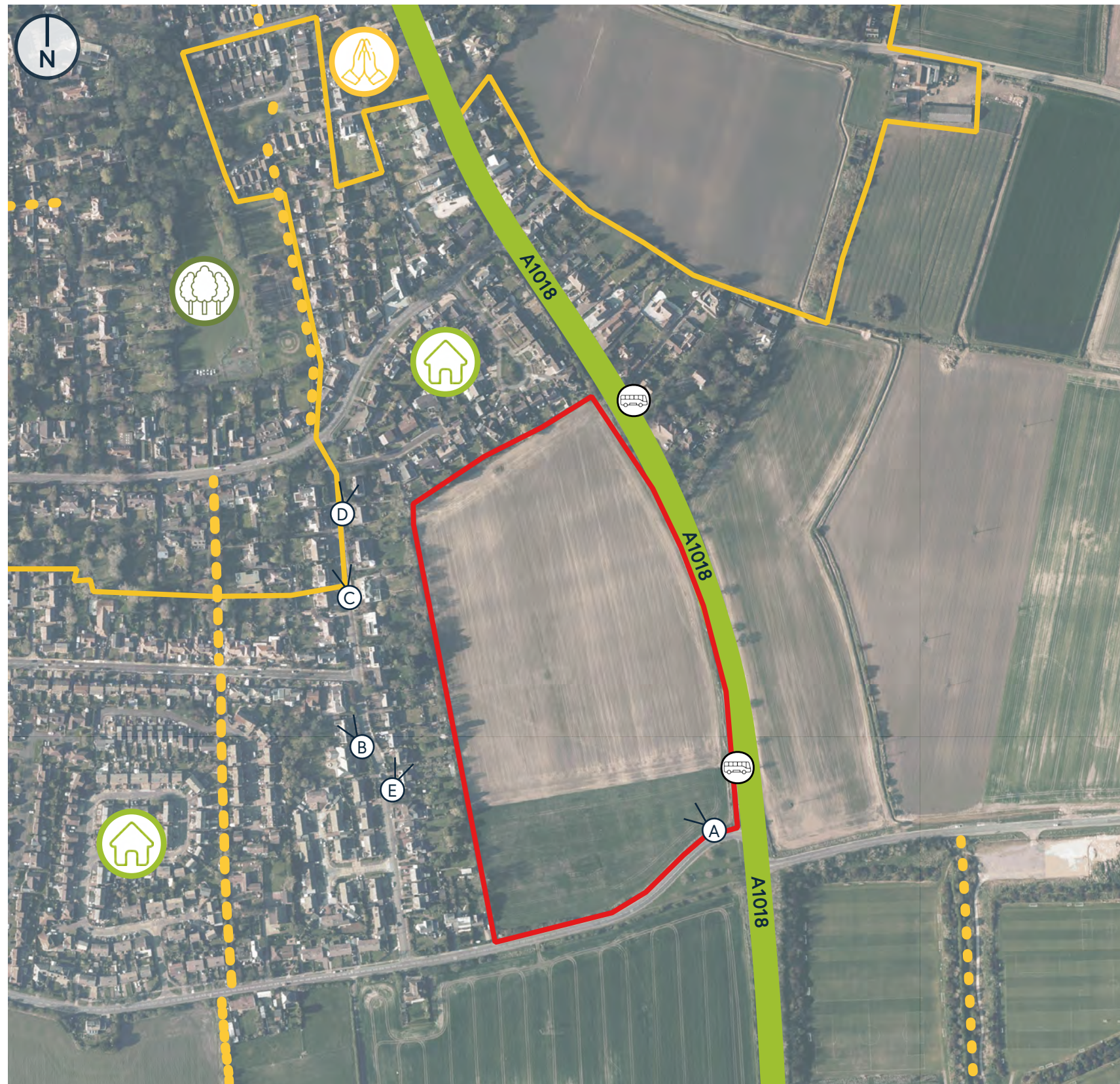


General Design Principles:







-  Enhance the bridleway which runs through the site, and use active design principles to create walking routes throughout the site to maintain its use as a recreation area.
-  Maximise views, both into the site and over the green spaces and SuDS areas.
-  Take design cues from the surrounding residential context.
-  Incorporate landscaping as an integral part of the design.
-  Protect the local geodiversity site by discouraging routes to or through it.

- | | | |
|--|---|---|
|  Proposed entry point |  Proposed landscape buffer |  Landscape to retain |
|  Key vehicle routes |  Development plots |  Improved pedestrian route |
|  Secondary vehicle routes |  Open space |  Potential SUDS area |

Land at West Hall Farm



Site Reference: GA9
 Ward: Cleadon and East Boldon
 Approximate Capacity: 259

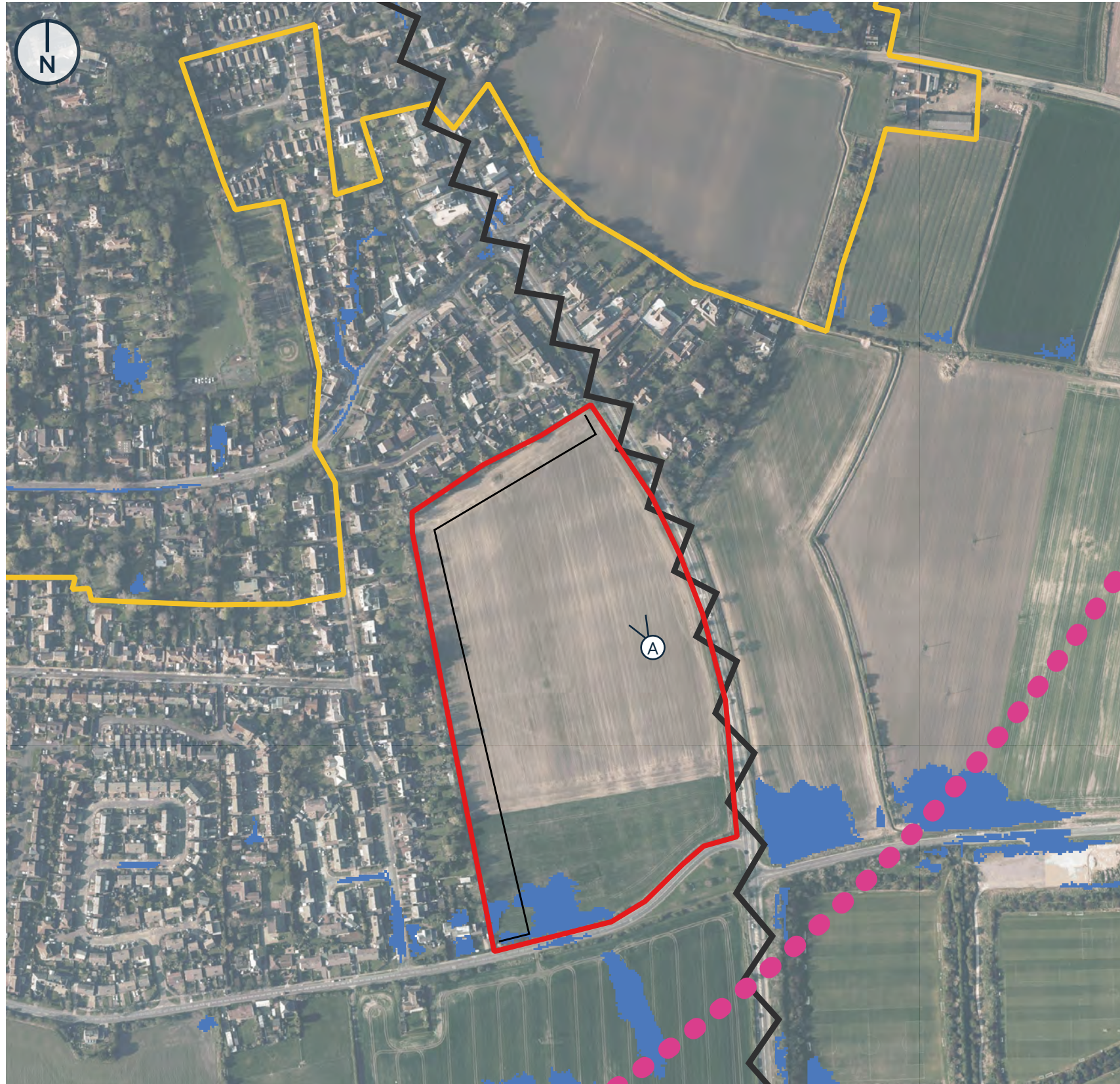
-  Bus stop
-  Open space
-  Residential area
-  Place of worship
-  Conservation area
-  PROW

Location:

The site is an agricultural field within the village of Cleadon. The site is bounded by residential development along the north and western boundaries. The site would be a logical rounding off of the southern corner of the village. The site has excellent access to local bus services and is within 800m of a primary school.



Land at West Hall Farm: Constraints



- ● ● Wildlife corridor
- 1 in 100 years weather event
- Conservation area
- ▬ Houses backing on to the site
- 〰 Noise from A1018

Key Constraints:

- The site is within a coal resource area.
- Significant area of surface water flooding identified in the southern part of the site.
- Proximity to wildlife network.
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment.
- The proposed development area is considered to have some archaeological potential.



There are existing properties adjacent to and overlooking the site.

Land at West Hall Farm: Opportunities



- Landscape boundary to retain
- Conservation area
- Improve relationship to existing development
- Connect to existing facilities
- Maintain views over green space
- Bus stop
- Provide open space

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Mature trees to the east of the site should be retained and a hedge along Sunderland Road must be created.
- Houses must be set back from the eastern boundary of the site to retain the feeling of openness along the A1018.
- Improvements should seek to alleviate both the flooding on site and on West Meadows Road Opportunities for improving the current staggered junction between the site and Sunderland Road must be explored to support access to the site.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A1018, Moor Lane and Whitburn Road along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.



Opportunity to take design cues from the high quality existing homes which are close to the site.

Land at West Hall Farm: Indicative Layout



General Design Principles:



Create a buffer between the site and the A1018.



Maximise views over the surrounding green space.











Take design cues from the surrounding residential context.



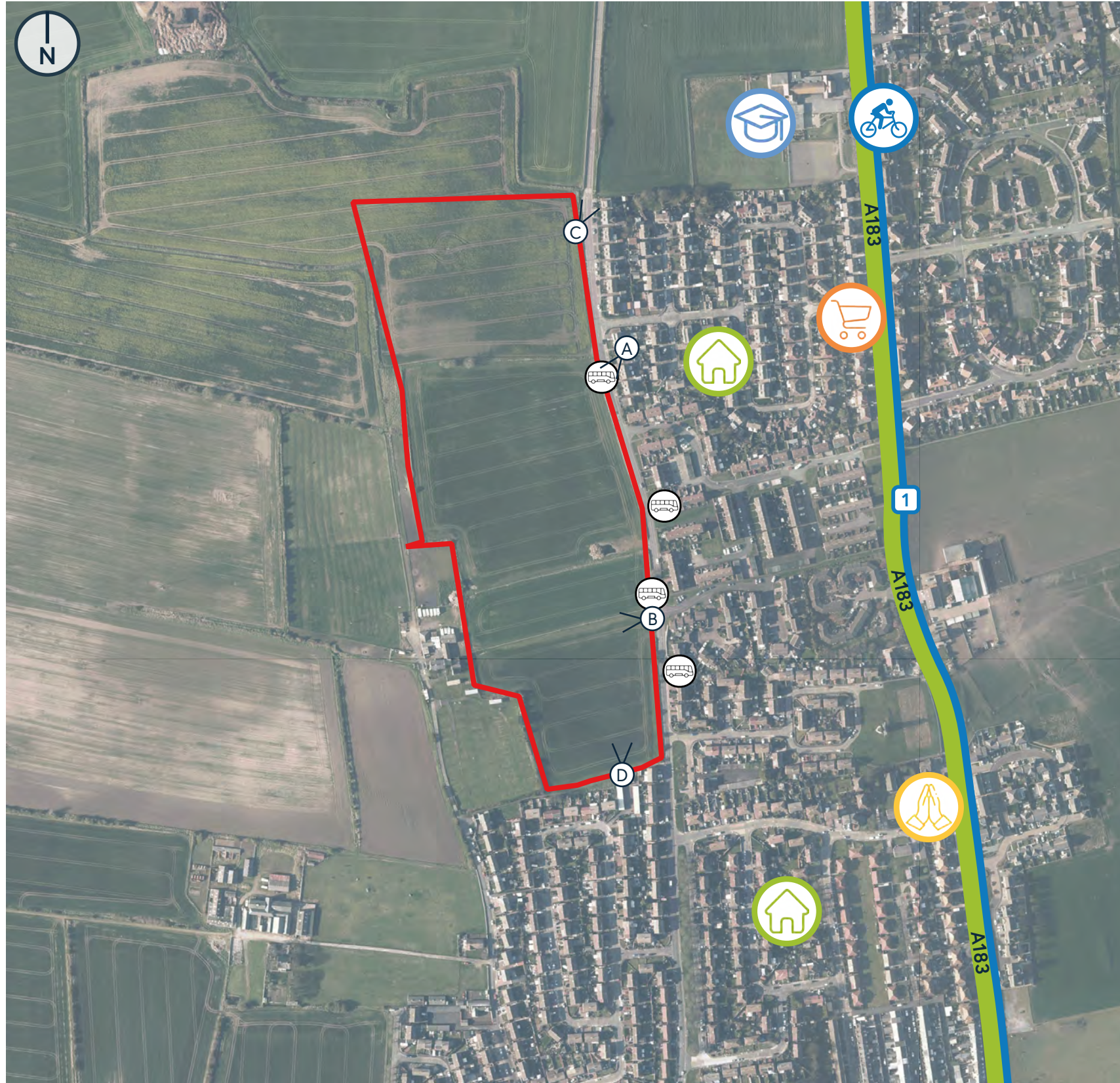
Incorporate landscaping as an integral part of the design.











Create buildings at a scale and mass in keeping with the wider area.

- | | | | | | |
|--|--------------------------|---|---------------------------|---|----------------------------|
|  | Proposed entry point |  | Proposed landscape buffer |  | Provide a landscape buffer |
|  | Key vehicle routes |  | Development plots |  | Potential SUDS area |
|  | Secondary vehicle routes |  | Open space | | |

Land at Wellands Farm

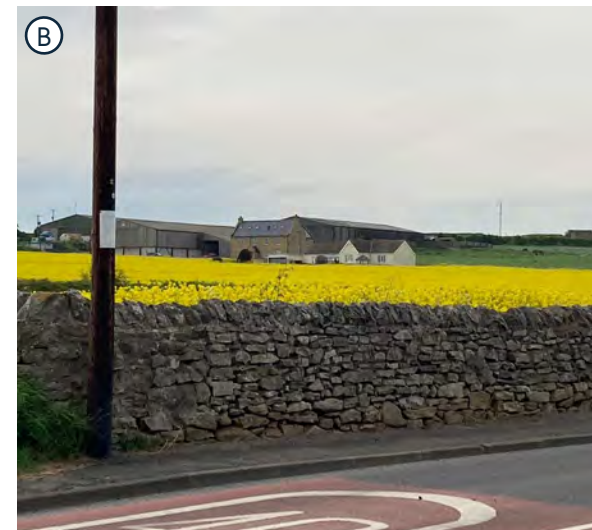


Site Reference: GA10
Ward: Whitburn and Marsden
Approximate Capacity: 250

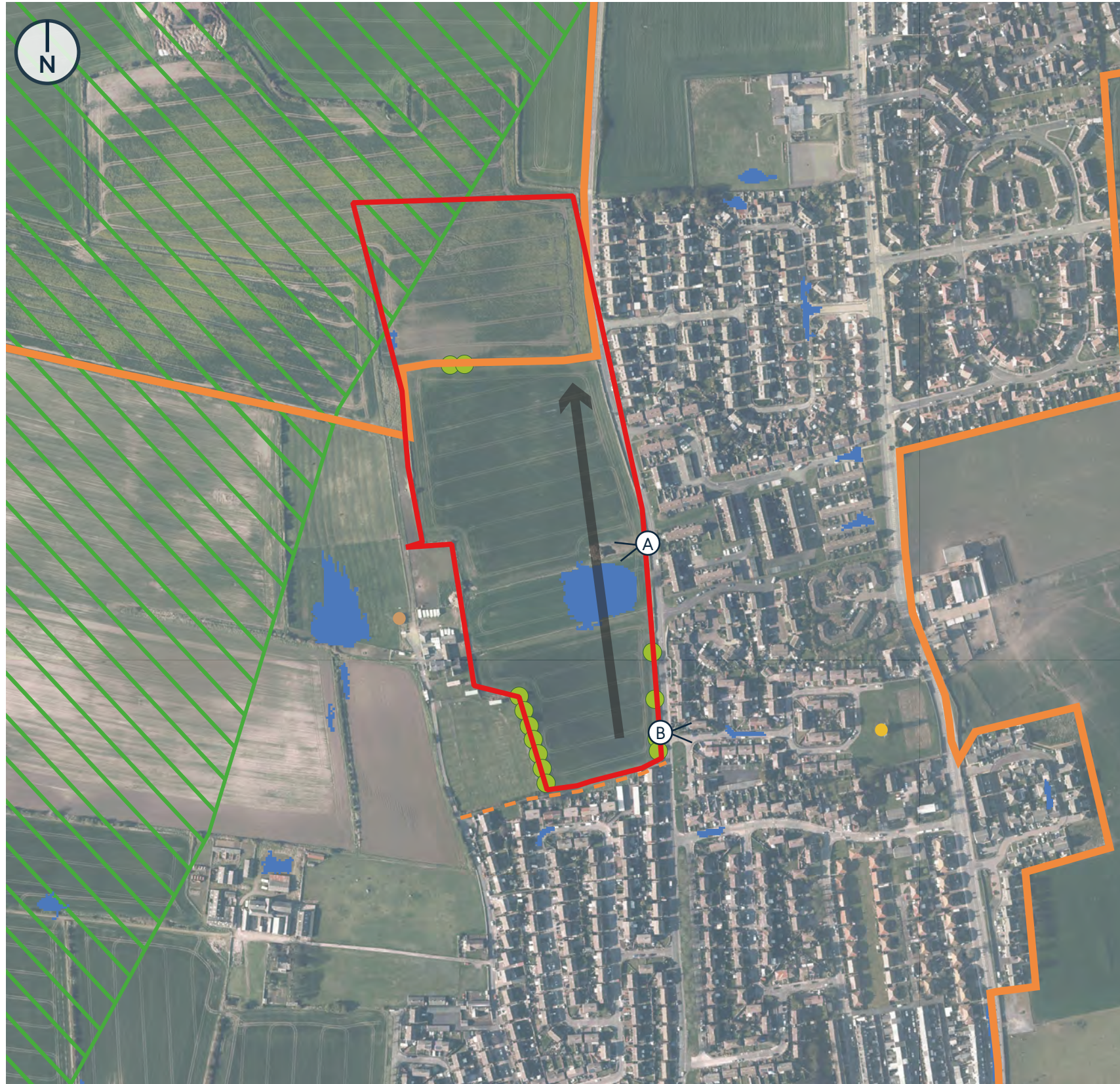
-  Place of worship
-  Primary school
-  Residential area
-  PROW
-  Shopping
-  Bus stop
-  National Cycle Network
-  Route 1

Location:

The site is an agricultural field within the village of Whitburn. The site is bounded by residential development along the southern and eastern boundaries. The site has good access to bus services and a primary school. The site is in the Whitburn Neighbourhood Planning Area.



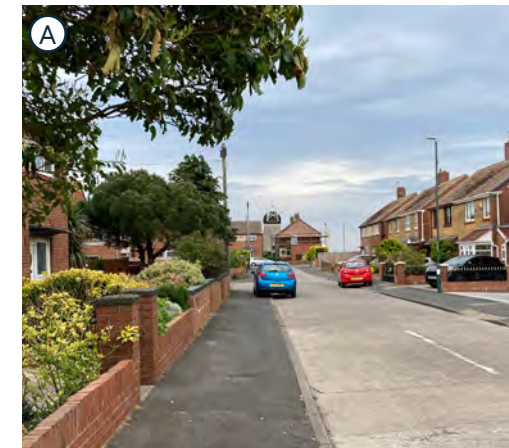
Land at Wellands Farm: Constraints



- Listed building
- 1 in 30 years weather event
- Landscape to retain
- Area of high landscape value
- Locally listed building
- Green infrastructure corridor
- Downward slope

Key Constraints:

- The site is within a coal resource area.
- Surface water flooding identified on part of the site.
- Proximity to wildlife network.
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment.
- Site is adjacent to the Locally Listed bombing decoy site control shelter.
- The proposed development area is considered to have some archaeological potential.



Views over to Whitburn Windmill from the south east of the site



Surface water on the site

Land at Welllands Farm: Opportunities



- Landscape boundary to retain
- ↙ Views over green space
- 🚌 Bus stop
- 🛒 Shopping
- ↔️ Connect to existing facilities
- ↙ Views over heritage assets
- 🎓 Primary school
- 🎨 Provide public art or interpretation
- 👉 Strong frontage to green space
- ◻️ Whitburn Windmill
- ↔️ Connect to existing area
- ➡️ Connect to heritage

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Landscape buffer to all boundaries of the site.
- Proposals must reflect the local vernacular in terms of scale, massing, layout and design.
- Surface water management plan would be required.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A183, Lizard Lane, North Guards and Front Street along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.



Opportunity to connect to the local services and facilities.



Opportunity to provide public art/interpretation linking to the locally listed Bombing Decoy (HER 5515). This was a Starfish site (a term for WWII decoy sites which diverted enemy bombing raids from real targets). Welllands Farm was bombed on Tuesday 8 April 1941.

Image Source: Tyne and Wear Archaeology Service

Land at Welllands Farm: Indicative Layout



General Design Principles:



Maintain a landscaped area in the north of the site



Maximise views over the surrounding green space and local heritage assets such as the bunker and windmill.



Take design cues from the surrounding residential context.



Incorporate landscaping as an integral part of the design.



Create buildings at a scale and mass in keeping with the wider area.



Include public art / interpretation as part of the design

- | | | | |
|--------------------------|---------------------|----------------------------|--------------------------------------|
| Proposed entry point | Potential SUDS area | Landscape buffer to retain | Provide public art or interpretation |
| Key vehicle routes | Development plots | Provide a landscape buffer | Views over green space |
| Secondary vehicle routes | Open space | Improved pedestrian routes | Connect to heritage |

Land West of Cleadon Lane

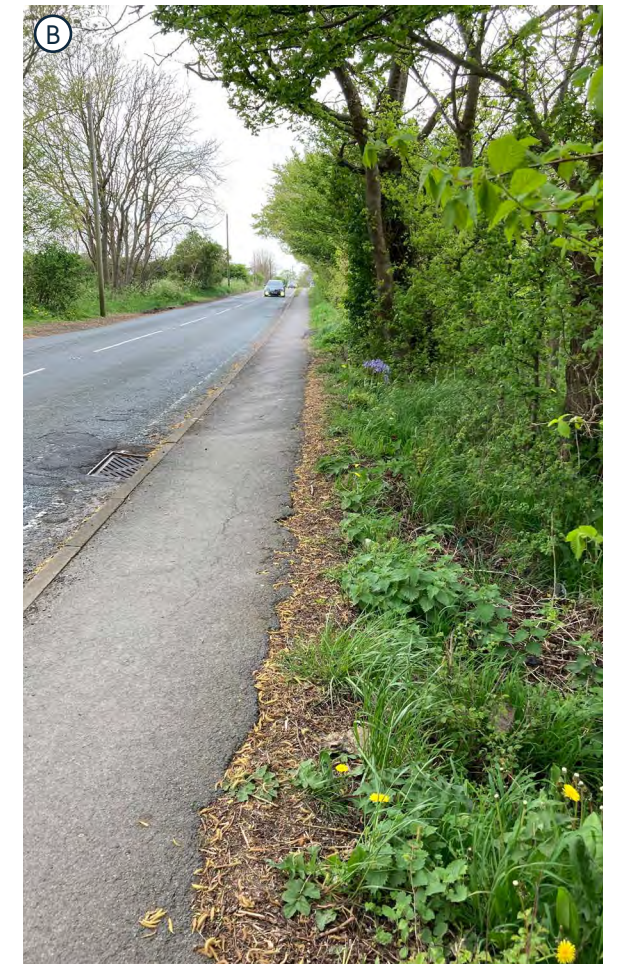


Site Reference: GA11
 Ward: Whitburn and Marsden
 Approximate Capacity: 75

-  Bus stop
-  Primary school
-  Residential area
-  Conservation area
-  Open space
-  Sports facility

Location:

The site is the former Charlie Hurley Football Training Ground. The site is in a predominantly residential area and is well screened around all boundaries. The site is in very close proximity to Whitburn Primary School and local services in Whitburn Village Centre. The site is in the Whitburn Neighbourhood Planning Area.



Land West of Cleadon Lane: Constraints



- Local geodiversity site
- Ecological network
- Conservation area
- Landscape buffer to retain
- 1 in 30 years weather event
- Houses backing on to the site

Key Constraints:

- The site is within a coal resource area
- Surface water flooding identified on part of the site
- Proximity to wildlife network
- The site is directly adjacent to Whitburn conservation area
- Development would result in the loss of playing pitches
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- Mature trees and vegetation around the perimeter of the site
- The proposed development area is considered to have some archaeological potential.



Proximity to existing properties which back onto and overlook the site.



Mature landscaping to retain around the boundary of the site.

Land West of Cleadon Lane: Opportunities



-  Landscape boundary to retain
-  Improve relationship to existing development
-  Improve the pedestrian routes
-  Views over green space
-  Views over conservation area
-  Conservation area
-  Primary school
-  Open space
-  Sports facility

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- Development must be of a high quality that preserves or enhances the character or appearance of Whitburn Conservation Area and must reflect the local vernacular in terms of scale, massing, layout and design.
- Developer contributions towards enhanced playing pitch off-site provision.
- Enhanced the existing landscape buffer around the site, including the retention of mature trees.
- Surface water management plan would be required.
- Overland surface water flow routes will need to be considered and detailed modelling will be required to inform the surface water drainage strategy.
- If the surface water discharge connection is via the ditch and culvert system adjacent to the site, further survey work will be required of this system.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A183, Cleadon Lane, Lizard Lane, North Guards and Front Street along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.



Opportunity to connect to the existing open space to the south.








Image location off map. Taken south west of the site on Front Street







Take design cues from the Whitburn locality.

Land West of Cleadon Lane: Indicative Layout









-  Proposed entry point
-  Potential SUDS area
-  Landscape buffer to retain
-  Key vehicle routes
-  Development plots
-  Secondary vehicle routes
-  Open space

General Design Principles:

-  Enhance the connection between the site and the open space to the south
-  Connect to the existing neighbourhood.
-  Accord with the principles set out in the 2019 Whitburn Design Guidelines
-  Incorporate landscaping as an integral part of the design.

Whitburn Neighbourhood Plan Design Guidelines:

-  Integrate with existing paths and streets; and reinforce or enhance the established village character.
-  Respect and reinforce local architecture and distinctiveness, including the use of sustainable modern design.
-  Respect surrounding buildings in terms of scale, height, form, materials and massing
-  Maintain the rural character and key views into and out of Whitburn.
-  Incorporate landscaping and provision of open space into any scheme, including ensuring the retention of healthy trees and hedgerows and the provision of new landscaping as an integral part of the scheme
-  Incorporate opportunities to reduce the carbon footprint of development.

Land at Whitburn Lodge

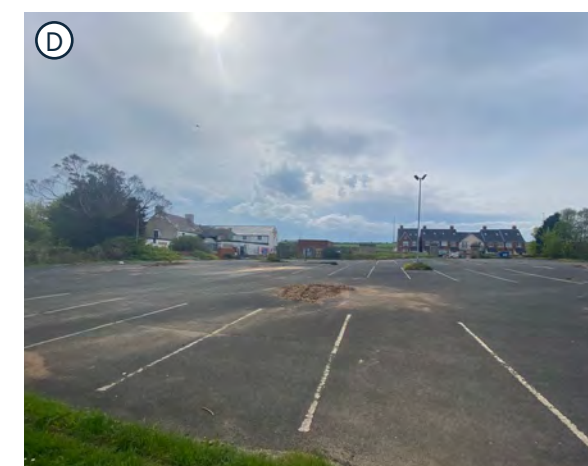
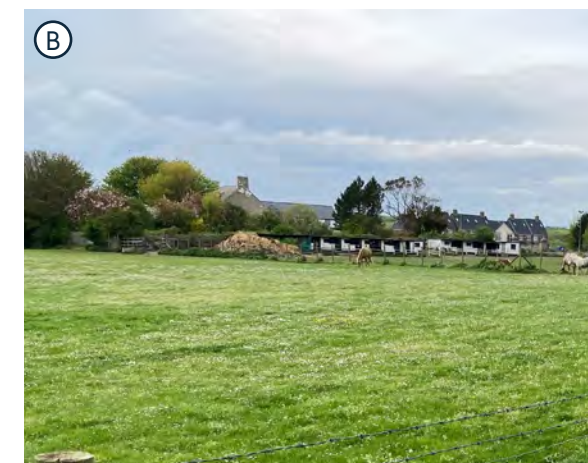
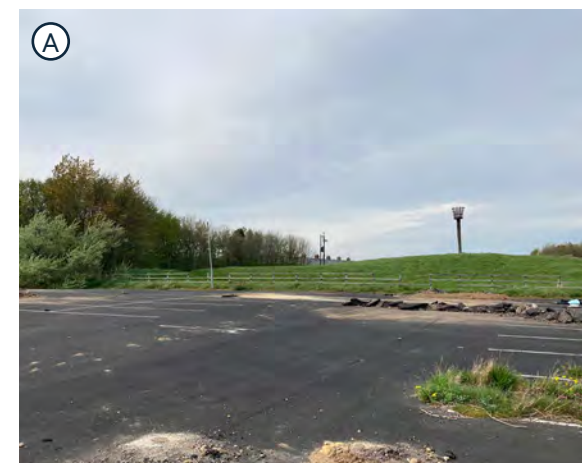


Site Reference: GA12
Ward: Whitburn and Marsden
Approximate Capacity: 25

-  Bus stop
-  Open space
-  Play area
-  Public footpath
-  Residential area
-  Historic features
-  National Cycle Network
-  Route 1

Location:

The site is a brownfield site and comprises of the former Whitburn Lodge and associated car park. The Whitburn lodge building is now vacant and derelict. The site is in a predominantly residential area within the Whitburn Neighbourhood Forum Area. The site has good access to local bus services and cycle paths as well as being in close proximity to a primary school.



Land at Whitburn Lodge: Constraints



- | | | | | | |
|--|------------------------------|---|-------------------------------|---|-------------------|
|  | Local geodiversity site |  | Ecological network |  | Historic features |
|  | Area of high landscape value |  | Green infrastructure corridor |  | Public footpath |
|  | 1 in 30 years weather event |  | Noise from A183 |  | Substation |

Key Constraints:

- The site is within a coal resource area
- Surface water flooding identified on part of the site
- Proximity to wildlife network
- The site is in close proximity to a Local Nature Reserve
- There is mature tree coverage on site
- The site is in very close proximity to SPA/SAC coastal designations will be subject to a Habitats Regulation Assessment
- The site is associated with a Historic Environment Record for Whitburn Colliery (HER 2493).
- The proposed development area is considered to have some archaeological potential.










There are existing buildings on the site which will need to be demolished.



There is a desire line through the site to connect to the public footpath to the east.

Land at Whitburn Lodge: Opportunities



-  Strong frontage to main road
-  Views over green space and towards scheduled monument
-  Historic features to incorporate
-  Bus stop
-  Landscape to retain
-  Formalise desire lines
-  Public footpath

Opportunities:

- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Mature trees should be retained and tree planting throughout the site should be used to minimise visual impacts of developing the site.
- Surface water management plan would be required.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A183, Lizard Lane, North Guards and Front Street along with the importance of active travel links and public transport connections.
- Surface water flood risk must be considered through a full drainage strategy.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.













Opportunity to incorporate the historic features on the site.








Opportunity to establish a formal connection to the public footpath adjacent to the site.

Land at Whitburn Lodge: Indicative Layout









-  Proposed entry point
-  Public footpath
-  Landscape buffer to retain
-  Consider neighbouring site
-  Key vehicle routes
-  Development plots
-  Historic feature to incorporate
-  Secondary vehicle routes
-  Open space
-  Views to open space and scheduled monument

General Design Principles:

-  Provide a formal connection through the site to adjacent public footpath
-  Maximise views over the surrounding green space and local heritage assets
-  Accord with the principles set out in the 2019 Whitburn Design Guidelines
-  Incorporate landscaping as an integral part of the design.
-  Incorporate historic features of the site into the design

Whitburn Neighbourhood Plan Design Guidelines:

-  Integrate with existing paths and streets; and reinforce or enhance the established village character.
-  Respect and reinforce local architecture and distinctiveness, including the use of sustainable modern design.
-  Respect surrounding buildings in terms of scale, height, form, materials and massing
-  Maintain the rural character and key views into and out of Whitburn.
-  Incorporate landscaping and provision of open space into any scheme, including ensuring the retention of healthy trees and hedgerows and the provision of new landscaping as an integral part of the scheme
-  Incorporate opportunities to reduce the carbon footprint of development.

Land North of Shearwater



Site Reference: GA13
Ward: Whitburn and Marsden
Approximate Capacity: 41

-  Bus stop
-  Open space
-  Play area
-  Public footpath
-  Residential area
-  Historic features
-  National Cycle Network
-  Route 1









Location:

The site is open agricultural land adjacent to residential development and the vacant Whitburn Lodge. The site is within the Whitburn Neighbourhood Forum area. The site has good access to local bus services and cycle paths as well as being in close proximity to a primary school.



Land North of Shearwater: Constraints



- | | | | | | |
|--|------------------------------|---|-------------------------------|---|---------------------------------|
|  | Local geodiversity site |  | Ecological network |  | Historic feature to incorporate |
|  | Area of high landscape value |  | Green infrastructure corridor |  | Landscape buffer to retain |
|  | 1 in 30 years weather event |  | Noise from A183 | | |

Key Constraints:

- The site lies within a coal resource area
- Surface water flooding identified on part of the site
- Proximity to wildlife network
- Mature tree coverage on site
- The site is in close proximity to a Local Nature Reserve
- The site is in very close proximity to SPA/SAC coastal designations will be subject to a Habitats Regulation Assessment
- The site is associated with a Historic Environment Record for Whitburn Colliery (HER 2493).
- The proposed development area is considered to have some archaeological potential.



Proximity to existing properties with large windows which overlook the site.



There are sloped areas across the site.

Land North of Shearwater: Opportunities



- Landscape boundary to retain
- Connect to existing facilities
- Maintain views over green space and scheduled monument
- BUS STOP
 Bus stop
- *
 Historic features

Opportunities:











- The site must provide scope for environmental net gains, including on-site open space provision.
- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Mature trees should be retained and tree planting throughout the site should be used to minimise visual impacts of developing the site.
- Surface water management plan would be required.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A183, Lizard Lane, North Guards and Front Street along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.







Opportunity to create a stronger frontage to Shearwater and A183 Mill Lane.

Land North of Shearwater: Indicative Layout









-  Proposed entry point
-  Potential SUDS area
-  Landscape buffer to retain
-  Open space
-  Key vehicle routes
-  Development plots
-  Provide a landscape buffer
-  Secondary vehicle routes
-  Views to open space and scheduled monument
-  Consider neighbouring site

General Design Principles:

-  Maximise views over the surrounding green space and local heritage assets
-  Accord with the principles set out in the 2019 Whitburn Design Guidelines
-  Incorporate landscaping as an integral part of the design.
-  Create buildings at a scale and mass in keeping with the wider area.

Whitburn Neighbourhood Plan Design Guidelines:

-  Integrate with existing paths and streets; and reinforce or enhance the established village character.
-  Respect and reinforce local architecture and distinctiveness, including the use of sustainable modern design.
-  Respect surrounding buildings in terms of scale, height, form, materials and massing
-  Maintain the rural character and key views into and out of Whitburn.
-  Incorporate landscaping and provision of open space into any scheme, including ensuring the retention of healthy trees and hedgerows and the provision of new landscaping as an integral part of the scheme
-  Incorporate opportunities to reduce the carbon footprint of development.

Land South of Fellgate



Location:

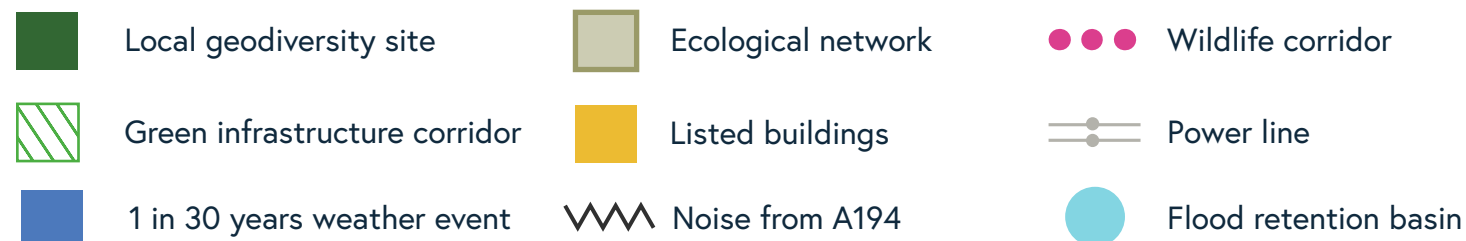
The site bounded by the three strategic routes of the A184, A19 and A194 and co-located adjacent to nationally significant employment opportunities. There are a range of facilities to the north of the site, including three schools, a small local shop and a community centre.



Site Reference: SP6
 Ward: Fellgate and Hedworth
 Approx. Capacity: 1200

- Shopping
- Metro line
- Residential area
- Place of worship
- Power line
- Metro stop
- Community Centre
- Pharmacy
- Bus stop
- Primary school
- Social facility
- Open space

Land South of Fellgate: Constraints



Key Constraints:

- The site is within a coal resource area
- Proximity to wildlife network
- Proximity to Local Wildlife sites
- The site is associated with the 19th century West Fellgate Farm (HER 9642) and Cottage (HER 9643) which are both on South Tyneside's Local List.
- Aircraft obstructions (HER 11735) from the Second World War have also been noted within the site's redline boundary.
- The proposed development area is considered to have some archaeological potential.



There are existing buildings on the site and development will need to be sensitive to these.



There are pylons and power lines running through the centre of the site.

Land South of Fellgate: Opportunities



- Landscape boundary to retain
- ↔ Connect to local facilities
- Provide pedestrian routes
- ◀ Views over green space
- Provide open space
- ⊔ Strong frontage to green space
- 👥 Community Centre
- ❓ Create new facilities
- 🌳 Open space

Opportunities:

- Development must provide a mix of house types and tenures
- Development must be designed to a high standard. Particular attention to be paid to layout, height, design, scale, landscaping, materials and massing to ensure that the development is of a high quality design that responds to local character.
- Provision or contributions towards social and community infrastructure must be made
- development should enhance access to local facilities and services, where appropriate
- development should provide 20% affordable homes and provide accessible or adaptable homes
- development must create a new defensible Green Belt boundary to the south of the site
- Deliver compensatory improvements to the remaining Green Belt to maintain and enhance ecological value
- Enhance the boundary along to A184 and A19 to ensure appropriate screening and noise attenuation
- Maintain wildlife and green infrastructure corridors
- Limit any impact on the area's landscape character and provide suitable ecological mitigation where appropriate
- Deliver biodiversity net gains
- Secure on-site recreational open space and playing pitch provision
- Ensure that there are no unacceptable impacts on highway safety or severe residual cumulative impacts on the wider road network in terms of capacity and congestion. Details of all necessary on and off-site highway works and improvements, together with a timetable for their implementation, shall be agreed with the Council as part of the comprehensive masterplan and any future planning applications.
- Reduce the dominance of car traffic and improve the permeability by incorporating convenient, safe, and high-quality bus, pedestrian, and cycle routes within the site and connecting to existing networks.
- A Transport Assessment and Travel Plan for each site will also be required.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.

Land South of Fellgate: Indicative Layout



General Design Principles:

-  Create an open space corridor through the site, fronted by development with pedestrian routes and SUDS areas.
-  Maximise views over the surrounding green space.
-  Take design cues from the surrounding residential context.
-  Incorporate landscaping as an integral part of the design.
-  Create buildings at a scale and mass in keeping with the wider area.
-  Provide new community facilities within the boundary of the site.

- | | | | |
|--|---|---|---|
|  Proposed entry point |  Bus stop |  Potential SUDS area |  Potential sport facility location |
|  Pedestrian routes |  Development plots |  Flood retention basin |  Potential primary school location |
|  Metro stop |  Proposed open space |  Existing open space | |

Resources

East Boldon Neighbourhood Plan

https://www.southtyneside.gov.uk/media/46920/East-Boldon-Neighbourhood-Plan-2021-to-2036/pdf/Compressed_East_Boldon_Neighbourhood_Plan_FINAL_V2.pdf?m=637740431018170000

East Boldon Design Code

<https://www.southtyneside.gov.uk/media/45707/East-Boldon-Design-Code/pdf/EASTBOLDON-OPTIMISED.pdf?m=637511365984370000>

Whitburn Neighbourhood Plan:

https://www.southtyneside.gov.uk/media/46647/Whitburn-NP-Submission-draft/pdf/Whitburn_Neighbourhood_Plan_Submission_Version-Final.pdf?m=637689598127130000

Whitburn Design Guidelines

https://www.southtyneside.gov.uk/media/46658/Whitburn-NP-Design-Guidelines-by-AECOM/pdf/Whitburn_Design_Guidelines_by_AECOM.pdf?m=637689617950400000

A Guide to the Archaeology of the Twentieth Century Defence Sites of Tyne and Wear

https://www.newcastle.gov.uk/sites/default/files/2018-12/Tyne_and_wear_defence_sites.pdf

Spatial Planning
South Tyneside Council
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RL

Further information can be found at

<https://www.southtyneside.gov.uk/article/35959/Planning-and-environment>

Various resources linked to in this document could change in future following adoption. All links are up to date as of May 2022.



South Tyneside Council