



Environmental Planning
Design & Management

South Tyneside Landscape Character Study

Part I: Landscape Character Assessment

Prepared by LUC for South Tyneside Council
March 2012

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The South Tyneside Landscape Character Study

The South Tyneside Landscape Character Study presents a detailed review of the landscapes of South Tyneside, and the means by which their distinctive characteristics can be maintained and enhanced.

The study is intended to provide a greater understanding of the local character and context of the built and natural environment of South Tyneside. It will form part of the evidence base which will inform the forthcoming review of the South Tyneside Local Development Framework.

The South Tyneside Landscape Character Study is presented as a series of linked reports:

- **Part I** of the study is the landscape character assessment, which describes and classifies the landscape, townscape and seascapes of the borough. It provides a hierarchy of local character areas and land use types.
- **Part II** presents general guidelines for the development and management of these landscapes.
- **Part III** deals with the application of planning policy to the landscape, with specific reference to the Green Belt, protection of locally important landscapes, and wind power developments.

This report is **Part I** of the study. It includes information on the history and development of the South Tyneside landscape, and presents a classification of the land use types which are present, and the areas of distinct local character which can be identified.

1 Introduction

Background

Landscape character assessment

- 1.1 Landscape character comprises the distinct set of elements that makes a landscape recognisable, and gives it a unique 'sense of place'. Landscape character assessment is the process of mapping, classifying and describing the patterns and variations which contribute to the character of a landscape.
- 1.2 The European Landscape Convention (ELC) came into effect in the UK in March 2007 and is adopted and promoted by the Council of Europe. The ELC definition of landscape is all embracing: "Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors". Following the introduction of the ELC, a broader approach to 'landscape' has been pursued at a national level, grounded in the principle that all landscapes matter. The ELC applies to "all landscapes everywhere and in any condition – land, inland water, inter-tidal, marine, natural, rural, urban and peri-urban, outstanding, ordinary and degraded".¹
- 1.3 Previous landscape characterisation work in South Tyneside has been carried out to inform the Urban Design Framework,² which sets out a largely functional typology (town centre, suburb, commercial, movement corridor, etc). Other studies of the South Tyneside landscape have been partial in nature. A review of existing character studies is included in Appendix 1 to this report.

Planning context

- 1.4 The South Tyneside Local Development Framework (LDF) comprises a suite of documents, based around the Core Strategy. Adopted in 2007, the Core Strategy will be the subject of a forthcoming LDF Review. The present study aims to refresh earlier landscape character work, and will ensure that landscape is fully considered in preparation of the LDF Review.

Purpose of the Assessment

- 1.5 The consultant's brief set out the aims of the South Tyneside Landscape Character Study, of which the following are relevant to this Part I:
"To provide a comprehensive and detailed picture of landscape character and value across the borough that will:
 - *inform policy preparation;*
 - *refresh the existing urban design character areas; and*
 - *provide detailed descriptions and analysis of key characteristics and views for each identified character area."*
- 1.6 Parts II and III of the South Tyneside Landscape Character Study address other issues raised in the brief, including landscape sensitivity, and planning matters relating to Green Belt and local landscape designations.

¹ Land Use Consultants (2009) *Guidelines for Implementing the European Landscape Convention*. Natural England.

² Llewellyn Davies Yeang (2007) *South Tyneside Urban Design Framework*. South Tyneside Council.

Study Area

- 1.7 The study area has been defined as the whole of the metropolitan borough of South Tyneside, bordered by the River Tyne to the north, the North Sea to the east, and by Sunderland and Gateshead to the south and west.
- 1.8 All areas within the borough are included in the assessment, whether developed or undeveloped. 'Landscape' as considered in this study, therefore includes 'townscape' and 'seascape', and covers built-up areas, open space, the coast and rural areas, in line with the ELC approach outlined above.
- 1.9 Landscape does not stop at administrative boundaries, but continues seamlessly beyond South Tyneside into Sunderland and Gateshead. To the north, the Tyne provides a natural boundary, though there are similar characteristics evident on both sides of the river. Although areas beyond the South Tyneside boundary are excluded, their landscapes still have an indirect effect upon that of the study area. Landscape character assessments carried out for neighbouring areas have been reviewed (Appendix 1), and areas of continuous character are identified.
- 1.10 The study area is shown in Figure 1.1.

Approach and Methodology

- 1.1 The approach to the study follows the methodology set out in *Landscape Character Assessment: Guidance for England and Scotland* published by the Countryside Agency and Scottish Natural Heritage.³ Due to the small size and dense nature of the South Tyneside landscape, the character assessment was undertaken at a scale of 1:10,000, and the findings are presented accordingly on an Ordnance Survey 1:10,000 scale map.
- 1.2 The landscape characterisation included the following stages:
 - desk study of maps, existing landscape character assessments and other available information;
 - overlaying of layers of mapped data using GIS;
 - identification of draft typology and local character areas;
 - testing of this through field work;
 - discussion to enable input from the client group;
 - updating and finalising the draft characterisation.
- 1.3 The characterisation is based around the definition of generic land use types and discrete local character areas. These two aspects of the classification are separate but complementary. The two aspects can be differentiated as follows:
 - firstly, a **land use typology**, defining several generic land use types which occur across the area; and
 - a number of **local character areas**, which represent individual geographic areas of discrete local character.
- 1.4 The land use typology is defined in functional terms, while the character areas reflect local variation in landscape features, building style and period, and so on. By cross referencing between the two, a detailed picture of local character is presented in the report.
- 1.5 The level at which both types and areas are defined reflects the scale at which the assessment was carried out, and it is recognised that more detailed assessment could be undertaken in future to give a finer-grained picture of local character.
- 1.6 Public consultation is not within the scope of the project. It is anticipated that consultation will be undertaken by South Tyneside Council following finalisation of this assessment.

³ Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment: Guidance for England and Scotland*. CAX 84.

- 1.7 The study has drawn on a number of existing landscape-related studies of the area, which are discussed in Appendix 1.

Report Structure

- 1.8 This report is structured as follows:
- Section 2 sets out background about the development and evolution of the landscape;
 - Section 3 describes the land use typology; and
 - Section 4 describes the local character areas identified.

Abbreviations

- 1.11 Abbreviations used in this report:
- ELC European Landscape Convention
 - GIS Geographical Information System
 - LCA Local Character Area
 - LDF Local Development Framework
 - LGS Local Geodiversity Site
 - LNR Local Nature Reserve
 - LWS Local Wildlife Sites
 - SAC Special Area of Conservation
 - SPA Special Protection Area
 - SSSI Site of Special Scientific Interest
 - STC South Tyneside Council

2 Evolution of the Landscape

- 2.1 South Tyneside is a small metropolitan borough, covering around 64.5 km². Located at the mouth of the River Tyne, it is at the heart of the Tyne and Wear region.
- 2.2 The present boundaries date from local government reorganisation in 1974, though the area has historically been part of County Durham. Settlement of the area dates back to prehistoric times. Of prime historical importance are the Roman centre of Arbeia, part of the Frontiers of the Roman Empire World Heritage Site, and St Paul's Church and Monastery, which forms part of the Wearmouth-Jarrow candidate World Heritage Site. More recently, coal mining and other industries have left their mark on the landscape, both directly and in the expanding towns required to house their workers.
- 2.3 The present day population of around 153,000 people live mainly in the towns of South Shields, Jarrow and Hebburn, and their suburbs. Around 60% of the borough can be described as urban, with the remaining area forming the coastal strip to the east, and the green belt to the south.
- 2.4 South Tyneside is bordered by Sunderland to the south, and Gateshead to the west. Across the River Tyne are Newcastle to the north-west, and North Tyneside to the north. The east flank of the borough is open to the North Sea.

Physical Influences

Geology

- 2.5 South Tyneside is underlain by rocks of the Middle Coal Measures. This Carboniferous formation of mudstone, sandstone and coal seams was laid down around 300-310 million years ago. These coal-bearing rocks have been exploited across the wider County Durham and Northumberland area, and several pits have historically been active in South Tyneside, though none remain. Limited extraction of sandstone from the coal measures has also taken place in the past.
- 2.6 In the east and south of the area the coal measures are overlain by rocks of Permian age (260-250 million years ago). The oldest layer is the sand-dune-derived Yellow Sands, which outcrop along a line linking Trow Point, Cleadon, and Boldon Downhill.
- 2.7 Above the Yellow Sands are the better known Permian rocks of the Magnesian Limestone. These rocks are of marine origin, and comprise limestones and dolomites. The Magnesian Limestone, now technically referred to as the Zechstein Group, forms the higher ground of the borough, and extends south along the County Durham coast. South Tyneside represents the northern-most extent of these rocks in the UK.
- 2.8 Formations of the Magnesian Limestone which occur in the area include: the fossil-bearing Marl Slate, present at Boldon Downhill; the Raisby Formation which outcrops at Frenchman's Bay; and the unusual Concretionary Limestone or 'cannonball rock', which forms geometric crystalline structures and is visible at Marsden Old Quarry.
- 2.9 The Magnesian Limestone has been extensively quarried for building stone, and continues to be extracted at Marsden Quarry. Limestone was also exploited for lime production, being burned in lime kilns, a few of which remain in the borough. The limestone minerals erode to form thin magnesium-rich soils which support specialised plant communities recognised for their biodiversity importance.
- 2.10 Across almost all of the borough, coal measures and Magnesian Limestone are overlain by drift deposits originating in the Devensian glacial event some 20,000 years ago. These drift deposits include clays, boulder clays and gravels, and their deposition has given the landscape of South Tyneside its smooth, gently undulating profile. Clay deposits have been exploited for brick-making.

Topography

- 2.11 South Tyneside is a relatively low-lying area, for the most part gently undulating and with few steep slopes. To the north and west the borough is relatively flat, sloping generally towards the river. The eastern and southern areas tend to be more undulating, reflecting the underlying geology. There are few areas over 50 m, the largest extent of high ground being Cleadon Hills, which rise to 83 m at Beacon Hill. Smaller in area but slightly higher at 90 m, the Boldon Hills are also unusually steep on their western side.
- 2.12 Along the coast, there are cliffs up to 30 m at Marsden Bay, and lower cliffs at The Leas and by Whitburn. The river front is generally low-lying, though there are exceptions, such as at the river mouth, where the ground rises steeply up to The Lawe (20-25 m).
- 2.13 The topography of the area is shown in Figure 2.1.

Hydrology

- 2.14 Aside from the River Tyne which forms the northern boundary, there are no major rivers within South Tyneside. The largest watercourse is the River Don, which rises in Washington, and flows generally northwards through West Boldon and Hedworth to Jarrow. The Monkton and Calfclose Burns join the Don, flowing through shallow but often steeply incised valleys. The river emerges into the Tyne at Jarrow Slake, formerly an area of mudflats, but now reclaimed for industrial use. As a result, the lower course of the Don has been modified to flow northwards from Jarrow Bridge, where it formerly flowed east into Jarrow Slake.
- 2.15 Industrialisation has also led to the modification of much of the south bank of the Tyne, with docks and jetties along almost the whole length of the river within South Tyneside. Aside from the Don system, there are only a few small streams draining towards the coast. There are no substantial naturally occurring water bodies.

Coastline

- 2.16 At the mouth of the Tyne, the coast is modified by the long South Pier, reaching almost 1.5 km into the sea. This pier blocks northward transport of material by longshore drift, and acts as a large groyne, trapping sand to form the broad beach at Herd Sand. Behind Herd Sand is an extensive dune system. Though eroded, it is important as one of the few dune systems in the wider County Durham area. North of the South Pier is the narrower beach of Littlehaven.
- 2.17 The coast is predominantly rocky between Trow Point to the south of Herd Sand, and the borough boundary at South Bents. The rocks express the Magnesian Limestone geology of the area, with yellow-grey cliffs up to 30 m high at Marsden Bay. Rock formations including tall stacks occur along this coast, often with undercut arches. Marsden Rock, whose arch collapsed in 1996, is the best known example. Small sandy or shingle beaches occur along The Leas, the largest at Marsden Bay.
- 2.18 South of Lizard Point, the cliffs become lower. Here the limestone is overlain by clay which forms low, crumbling cliff slopes, with exposed limestone at sea level. The action of the waves on this limestone has created extensive wave-cut platforms and offshore rocks.

Human Influences

Prehistoric

- 2.19 Prior to around 3000 BC, the coastline of north-east England was much further east, as evidenced by the submerged remains of forests in Whitburn Bay. Finds suggest that The Lawe in South Shields was occupied from *circa* 3500 BC during the Mesolithic, through to 250 BC during the Iron Age.

Roman

- 2.20 The Roman fort at Arbeia was established on The Lawe around 160 AD, and developed into a supply base for Hadrian's Wall, the east end of which is at Segedunum (Wallsend), 6 km to the

west. The fort housed a garrison and guarded the mouth of the River Tyne. Arbeia was continuously occupied until the departure of the Romans from Britain in around 410 AD.

- 2.21 A Roman road, the Wrekendike (or Wrakendike), was constructed to link the fort into the wider Roman road network. The line of the road passed south east to Wrekenton in modern Gateshead, and now forms the course of the A194. The Romans also established a harbour to serve their garrison, though its location is uncertain, and there is some evidence that signal towers were placed along the coast.

Medieval and post-medieval

- 2.22 Several monastic houses were established during the Northumbrian period which followed the Roman withdrawal. St Hilda's Monastery in modern South Shields was established in 647 at the request of St Aidan of Lindisfarne. The monastery of St Paul at Jarrow was established in 683 by Benedict Biscop, at the instigation of King Egfrid of Northumbria, and soon after became famous as the home of historian the Venerable Bede.
- 2.23 Viking raids on the east coast of Britain began in the 9th century, including a raid which destroyed St Hilda's Monastery in 865. Northumbria came under Norse influence until the 10th century, subsequently becoming a part of the emerging Kingdom of England.
- 2.24 Norman influence includes the establishment of several churches, including St Hilda's in South Shields (around 1100), and St Nicholas in Boldon (around 1220). During the Middle Ages, the area would have been subdivided into individual manors, with associated villages, strip fields and common land. Strip fields survive in several places as ridge-and-furrow earthworks.
- 2.25 The Boldon Book, a 12th-century land survey commissioned by Hugh, Bishop of Durham, represents an important picture of population in County Durham. It suggests that settlement in this area was limited to a number of small villages, each surrounded by open medieval field systems. South Shields at this time was a seasonal fishing settlement along the River Tyne, the name deriving from Middle English *schele*, a summer residence or shieling.
- 2.26 In the 13th century the town of South Shields was established by the Prior of Durham. Despite disagreements with the established port of Newcastle, a fishing harbour developed at Shields.
- 2.27 Industrial development along the Tyne began in the late 15th century with the introduction of salt panning, and by the 16th century South Shields was emerging as a port of some importance.
- 2.28 Enclosure acts in the 18th century altered the appearance of the still-extensive rural area, creating modern farms and amalgamating the medieval strip fields. The agricultural parts of the borough took on much of their present appearance at this time.

Industrial revolution

- 2.29 Coal mining, a small concern in earlier times, began in earnest in the early 19th century, and large collieries were soon opened at Hebburn, Jarrow, South Shields, Harton, Whitburn and Boldon. To take advantage of the proximity of coal supply and water transport, industrial development expanded rapidly along the waterfront. Ballast brought in the holds of boats was dumped, changing the topography of the riverside.
- 2.30 The River Tyne Improvement Act of 1850 ended Newcastle's monopoly of river trade, and established a navigation commission. Dredging removed the many sandbars and mud banks which had formerly impeded access into the river, and the North and South Piers were built to protect the river mouth. Although begun in the middle of the century, the South Pier was not completed until 1895, and the North Pier not until 1909.
- 2.31 A dense network of railway lines was built across the area from the 1840s, to facilitate movement of coal and other materials to and from the docks. Shipyards were established on the riverside. At the same time, South Shields became a popular seaside resort, with the Marine Parks laid out in the 1890s.
- 2.32 Booming industry led to expansion of the towns, with extensive terraces constructed through to the First World War. Hebburn and Jarrow were enlarged, and South Shields began to merge with outlying settlements of West Harton and Westoe. Further terraced houses were constructed in association with collieries at Harton, Boldon and elsewhere.

20th century

- 2.33 The defence of the Tyne's industrial infrastructure was of critical importance in both world wars, and numerous defence sites were established across the area, including anti-aircraft batteries, pillboxes, and a former prisoner-of-war camp. Despite this, the area suffered damage in bombing raids during both wars.
- 2.34 Coal mining began to decline in the later 20th century. Whitburn Colliery closed in 1968 and Harton in 1969. Westoe, the last mine to be opened (1909), was the last to be closed, in 1993, bringing mining in the area to an end.
- 2.35 Urban areas have continued to expand, with extensive new suburbs laid out throughout the mid-20th century. Former colliery sites have been reclaimed and reused for housing. Rail transport declined, with many freight services being withdrawn and lines closed. Lines serving collieries have been redeveloped for housing and other uses along with the sites they served. Other lines have been replaced with footpaths and cycle routes. Passenger services were replaced by the Metro light rail system in 1980.
- 2.36 Recent changes include the ongoing restoration of brownfield sites and redevelopment of the post-industrial riverside. Housing development has focused on these brownfield sites rather than the remaining greenfield land since the introduction of Green Belt. Tyne Dock continues to be an important port, with the Tyne Car Terminal opening in 1994 to support Nissan's plant at Washington.

The Modern Landscape

Land cover and land use

- 2.37 Around 60% of South Tyneside can be considered urban, as noted above. Extensive residential areas spread out from the three distinct town centres of South Shields, Jarrow and Hebburn. Beyond the suburban areas, the villages of Whitburn, Cleadon and the Boldons each maintain an independent setting. The riverside is predominantly industrial, from Hebburn to the river mouth, with a significant marine transport hub at the Port of Tyne.
- 2.38 Rural areas of South Tyneside consist primarily of class 3 agricultural land. Much of this is given over to large-scale arable production, with some very large fields in the south-west of the area. There is also grazing land, particularly along the River Don between the Boldons and South Shields. Mineral extraction is ongoing at two sites: Marsden Quarry (limestone) north of Whitburn; and Red Barns Quarry (brick shale or brick clay) south of Hebburn.
- 2.39 There is a relatively low level of woodland cover across South Tyneside. Specifically there is no ancient semi-natural woodland in the borough, and very little pre-1900 woodland. Woodland cover has been increased through planting on former colliery sites, the largest area being Boldon Colliery Woods.
- 2.40 More information on land use can be found in the land use typology, described in Section 4 of this report.

Biodiversity and geodiversity

- 2.41 The Northumbria Coast is a discontinuous Special Protection Area (SPA) and Ramsar site, covering coastal areas between Bamburgh and Seaham. Within South Tyneside, the site includes areas at the South Pier, between Trow Point and Marsden Bay, and the area south of Souter Point. The coast between Trow Point and Whitburn Sands is further protected as a Special Area of Conservation (SAC).
- 2.42 The whole of the South Tyneside coast is protected at a national level as a Site of Special Scientific Interest (SSSI). There are four other SSSIs, at Harton Downhill, Cleadon Hill, Boldon Pastures, and West Farm Meadow north of Boldon.
- 2.43 Local Nature Reserves (LNR) are located on the River Don at Primrose, Station Burn at Boldon Colliery, Tiledsheds near East Boldon, Cleadon Hills, Marsden Old Quarry, Harton Downhill, and Whitburn Point. All these areas have public access and signage.

- 2.44 Local Wildlife Sites (LWS) have been defined by STC and are set out in a technical appendix to the LDF.⁴ A total of 52 LWS are identified, ranging in size from 85 ha (The Leas) to sites of less than a hectare. Sites were identified based on the presence of 'priority habitats' as defined in the Durham Biodiversity Action Plan. Habitats protected by LWS designation include meadows, woodland, water bodies, and the Magnesian limestone grassland which is distinctive to the geology of the area.
- 2.45 A biodiversity assessment of the whole of the borough has been carried out by STC, aimed at informing updates to wildlife corridors and Green Infrastructure Strategy. The assessment identifies the relative biodiversity value of all areas of South Tyneside. Nationally and internationally designated sites were assigned very high biodiversity value, while identified LWS were assigned high value, along with a limited number of other areas, such as the River Tyne. The assessment identified a number of sites of medium value, defined as having "substantive wildlife value in the South Tyneside context but below Local Wildlife Site standard," and including woodlands, wetlands and grasslands. Remaining areas, such as arable land, managed golf courses, and urban areas, were assigned low value.
- 2.46 Following a review of geodiversity within the borough,⁵ six Local Geodiversity Sites (LGS) have been designated by STC. Five of these are also designated as LWS. The sites aim to protect important exposures of the Magnesian limestone geology, particularly the 'concretionary limestone', as well as the blown sand deposits of the South Shields sand dunes.
- 2.47 South Tyneside has examples of at least 28 of the priority habitats described in the Durham Biodiversity Action Plan, of which Magnesian limestone grassland stands out as the most significant. Other important priority habitats include: lowland fen; ponds; rivers/streams; early successional brownfield land; lowland meadows and pasture; coastal sand dunes; maritime cliffs; mudflats; and rocky shores.
- 2.48 All designated biodiversity and geodiversity sites are illustrated in Figure 2.2.

Cultural heritage

- 2.49 The Roman fort of Arbeia on The Lawe is protected as part of the Frontiers of the Roman Empire World Heritage Site, which also includes Hadrian's Wall. The site at Arbeia includes exposed foundations, as well as reconstructed Roman buildings, and investigation of the site is still ongoing.
- 2.50 The remains of St Paul's Monastery at Jarrow are part of the Wearmouth-Jarrow candidate World Heritage Site. The site incorporates the former monastery, the medieval village of Jarrow, and St Paul's Church.
- 2.51 Aside from these two important sites, the only other scheduled monument in South Tyneside is the row of lime kilns at Marsden. Around 190 listed buildings are located within the borough, the majority at Grade II. A few Grade II* buildings are located in the village cores and outlying areas. There are four Grade I listed buildings: South Shields Old Town Hall; St. Paul's Monastery; St. Paul's Church; and Marsden Limekilns.
- 2.52 Conservation areas, designated by STC, cover eleven areas of the borough. Six of these protect villages and village cores (Monkton, Westoe, West Boldon, East Boldon, Cleadon and Whitburn). The remaining five protect: the historic park around Hebburn Hall; the lower Don valley which forms the setting to the monastery buildings; the Mill Dam and Mariner's Cottages areas of South Shields; and the landmark water works on Cleadon Hill.
- 2.53 The Tyne and Wear Heritage Environment Record includes over 1,500 sites in South Tyneside. These range from prehistoric find spots, to Roman and Medieval remains, to 20th-century wartime defences and more recent structures.
- 2.54 The cultural heritage of the area is referenced in a number of recent redevelopment projects and public artworks, including the Dolly Peel statue, and the "Spirit of South Shields" at Market Dock.
- 2.55 Designated cultural heritage sites are illustrated in Figure 2.3.

⁴ South Tyneside Council (June 2010) *Local Wildlife Sites and Local Geodiversity Sites*. Local Development Framework Technical Appendix.

⁵ Brian Young (2008) *Addressing Geodiversity in South Tyneside*. South Tyneside Council.

Access and recreation

- 2.56 Public open space is extensive across South Tyneside, ranging from formal civic spaces to local nature reserves. Urban fringe areas have a robust network of public rights of way, supplemented by many local walking routes. Walking trails both rural and urban are promoted around the borough, taking advantage of the area's history and biodiversity to provide a co-ordinated range of interpretation.
- 2.57 Within the wider network, two routes of the National Cycle Network pass through South Tyneside (route 1 and route 14). The Great North Forest Trail, a long-distance walking route, connects the area with Sunderland and County Durham.

3 Land Use Typology

Approach

- 3.1 The land use typology classifies the landscape of South Tyneside into a number of generic land use types. These types occur across the area, and are defined principally in functional terms.
- 3.2 The present study aims to refresh the typology set out in the South Tyneside Urban Design Framework, and focused on the strictly functional types. Character-based aspects are addressed in the descriptions of local character areas (Section 4).
- 3.3 In mapping the land use typology, the Urban Design Framework has been referred to, but not followed exclusively. Information from the LDF has been used, particularly in relation to the extent of open space, though the typology is not intended to replicate existing land-use planning tools.

Land Use Types

- 3.4 The assessment has defined the following broad land use types:

- Town centre;
- Historic village core;
- Industrial and commercial;
- Recreational open space;
- Semi-rural;
- Foreshore;
- Mineral extraction; and
- Residential.

- 3.5 These are mapped in Figure 3.1, and are briefly described below.

Town centre

- 3.6 These areas represent the centres of the three main towns of South Shields, Jarrow and Hebburn. They contain the principal shopping streets and commercial districts of the three settlements. Each town centre has its own unique character, as set out Section 4.
- 3.7 Within town centre areas, building density tends to be higher, though in each case there are lower-density areas such as extensive car parks and low-rise 20th-century shopping centres. Building use is primarily business and retail, with some residential. The areas tend to be busier, with traffic arteries separated from pedestrian precincts.
- 3.8 Jarrow and South Shields in particular benefit from the presence of substantial historic buildings, including public buildings and banks. In Hebburn historic character is more limited.

Historic village core

- 3.9 The village cores are the older centres around which settlement has grown. Village cores are situated within both the modern outlying settlements, and inset into the suburban matrix of the larger towns. To a greater or lesser extent, they retain some of their function as commercial centres.

- 3.10 Within each of the village cores are concentrations of older buildings, with a range of building types represented, from churches to cottages to grand gentry houses. The organic layout of these buildings is essential to the village character. Most of the villages have important mature vegetation which adds to the perception of a long-established settlement. Materials vary, but each village core has a distinctive palette.
- 3.11 The historic village cores are not devoid of modern developments, but where these exist, they generally respect the historic character. Most infill has been carried out with attention to detail of massing, pattern, form and materials which enables a good fit with the surroundings and avoids disruption of the village fabric.

Residential

- 3.12 Residential areas include the extensive suburban development which comprises most of the built-up area within South Tyneside. Residential includes a range of types and styles of housing, and has been broadly subdivided by period.⁶

Pre-1919

- 3.13 Up to 1919, the terrace is the dominant residential type. Long, linear terraces run across and over the rolling landform of the areas immediately around the town centres. The majority of these were constructed to house industrial workers, miners and dockers. The typical terrace is of two storeys, in brick, with a pitched roof and regular chimneys along the roof line. A lane at the rear provides access to the back yards. The terrace streetscape is highly distinctive, with long continuous lines, broken where buildings have been modified with the addition of dormers.
- 3.14 A substantial minority of the terraces were built for more prosperous owners, and are accordingly somewhat grander. Occasionally rising to three storeys, they are embellished with decorative string courses, elaborate door surrounds, and sometimes have bay windows and front gardens. However, the effect on the streetscape, of long linear structures, remains the same.
- 3.15 In a few areas, the elaboration of the terraces breaks up their linearity, but patterns of multiply-repeated forms remain distinctive, as with the gabled terraces fronting the Marine Parks. Beyond the industrial towns, early suburban development includes the large, leafy Cleadon Plantation, and villas at Moor Lane in Whitburn.

1919-1945

- 3.16 In the inter-war period, housing areas took on a more recognisably suburban character, although a few late terraces were put up. Most inter-war housing in South Tyneside is again in brick, but is predominantly semi-detached houses, arranged in relatively spacious patterns. Short four-house terraces are also common, and bungalows appear along with two-storey houses.
- 3.17 The generous layout of areas such as Primrose is defined by broad streets, designed to accommodate mature trees. Other areas, such as the Bedewell estate in Hebburn, are more modest, though still defined by broad, open streets. Long curves and straight lines define the overall development pattern, and garden ground tends to be ample.
- 3.18 Large neighbourhood public houses are a feature of these and the immediately post-war estates, often built in prominent corner locations, and incorporating unusual or eye-catching materials. A few period shop fronts can be seen in neighbourhood retail centres.

1946-1964

- 3.19 After the Second World War, extensive estates were constructed around the main settlements, and around the villages, resulting in the merging of the Boldons, and of Jarrow and South Shields. Estate layouts evolved from the inter-war plan, though some areas present a mixed picture, apparently being laid out before the war, but not built up until the post-war period.
- 3.20 More typical post-war layout tend to be more rectilinear. Streets remain relatively broad, with space for small trees. The semi-detached house remains the predominant building type, and brick is still the predominant material.

⁶ Subdivision by period is based on building age data supplied by South Tyneside Council. The given age of a residential area, as shown on Figure 3.1 is an approximate average.

1965-1989

- 3.21 With the 1960s, more experimental layouts become common, moving away from the patterns of linked roads to more intricate estates of cul-de-sacs and pedestrian networks. These experimental patterns are exemplified by 'back-to front' neighbourhoods, where front doors face onto pedestrian open spaces, while vehicle access is to the rear garden.
- 3.22 Often, the linear, regular rhythms of 60s and 70s give them a distinctive character. Moving between suburban estates, the changes in layout are apparent in patterns of circulation and views.
- 3.23 A wider range of house types and materials appear in this period. Short terraces and semi-detached houses or bungalows are common, along with flatted developments. Usually the latter are no more than 3-4 storeys, though high rise buildings occur in Jarrow and most prominently at Hebburn. Materials include coloured brick, tile-hung facades, and concrete renders. The role of open space is integral to the design of these areas, with a greater degree of semi-public green space forming active networks, rather than occupying incidental spaces.

1990 and later

- 3.24 The most recent housing tends to be smaller in extent than earlier suburbs, forming infill and smaller urban extensions. The cul-de-sac remains popular, often with many small cul-de-sacs connected by meandering streets. Short terraces and semi-detached homes occur, but are joined by small detached houses, often very closely spaced. Private gardens tend to be more modest, and front gardens are typically unenclosed, lending a distinctive openness to the streets which belies their relatively limited width.
- 3.25 The role of open space is generally less integral, with interconnectivity often restricted and less space for street trees. Aggressively-pruned shrubs populate the roadsides. A range of materials are present, mainly various shades of brick.

Industrial and commercial

- 3.26 These areas include light and heavy industry, business parks, large-scale retail, and former industrial brownfield sites. These areas tend to be utilitarian in character, though not without their distinctive features.
- 3.27 Building scale is large or very large, both in terms of extent and building height. Functional materials are to the fore, though with occasional decorative elements and distinguishing touches, some more successful than others. Boundary features are similarly utilitarian, and where these are formed by poorly maintained security fencing for example, they often act as a strongly detractive feature. Other industrial structures, installations and machinery add visual interest, and there are positive industrial landmarks.
- 3.28 Open space is limited, but vegetation can be a major positive feature. Often self-regenerating scrub introduces screening and breaks up the industrial areas. More planned vegetation marks the entrances to business and retail parks. Derelict land tends to have a high proportion of regenerating scrub. Large-scale retail areas are more obviously dominated by car parking, with extensive warehouse-type shops and vegetation limited to the fringes.

Recreational open space

- 3.29 The typology does not identify every open space, but highlights the substantial areas of publicly accessible land which contribute to local character. These areas include parks, allotments, playing fields, golf courses, community woodlands and other publically accessible land.
- 3.30 Open spaces range from the very formal Marine Parks and promenade at South Shields, to areas of open country on the Cleadon Hills. A variety of recreational opportunities area available in these areas. Vegetation is also varied, from the manicured beds of the formal parks, to semi-natural woodlands along the Don valley. The open spaces offer opportunities for experiencing the biodiversity and geodiversity of the area.

Semi-rural

- 3.31 This type covers the non-urban land uses which are found mainly in the Green Belt. Although primarily agricultural, the area is never far from settlement, and urban land uses exert a strong influence across these areas.
- 3.32 Arable and pastoral farming tends to be fragmented by other land uses, and the area is subdivided by busy roads and the Metro line. An open landscape with limited trees, there are few areas of tranquillity.

Foreshore

- 3.33 The foreshore occupies the coastal edge of South Tyneside. It includes the two beaches of Littlehaven and Herd Sand in the north; the limestone cliffs and bays between Trow Point; and Lizard Point, and the lower cliffs and rocky foreshore around Whitburn. These areas are defined by open sea views and public access, with the beaches and cliffs being popular destinations.

Mineral extraction

- 3.34 Within the semi-rural area, mineral extraction is limited to two large-scale sites: Marsden Quarry (limestone) and Red Barns Quarry (brick shale or brick clay). Although they are at present active open workings, these sites will be reclaimed according to developed restoration plans once extraction is complete. They will then once again form part of the semi-rural landscape.

4 Local Character Areas

- 4.1 Thirty-five local character areas (LCA) have been defined, each representing a distinct area of the borough with its own special characteristics.

Landscape Character Types

- 4.2 The LCAs have been grouped into three broad landscape character types. These broad types represent the dominant characteristic of each area. Areas of each type are presented in a slightly different way. The three types are defined based on the following principles:
- **Urban** – the dominant characteristic of these areas is built development, including town centres, suburbs, villages, industrial and commercial land. Where the dominant characteristic is public open space within a built context, these areas are also classed as urban;
 - **Coastal** – the coastal edge is the dominant characteristic in these areas, including beaches, cliffs and rocky shore; and
 - **Urban fringe** – in these areas built form is not the dominant characteristic, though all parts of South Tyneside are to some degree affected by urban development. Urban fringe areas include farmland (pastoral and arable) as well as some development, vacant land, nature reserves, golf courses, and other informal or semi-natural open space; and
- 4.3 Table 4.1 lists the identified LCAs. These are illustrated in Figure 4.1. Figure 4.2 shows the LCAs overlaid onto the land use typology.

Table 4.1 Landscape Classification

Urban	
1	Hebburn Riverside
2	Hebburn North
3	Hebburn Centre
4	Hebburn South
5	Jarrow South
6	Jarrow Centre
7	Jarrow Riverside
8	Don Valley
9	Primrose
10	Fellgate and Hedworth
11	Simonside
12	Simonside Industrial Estate
13	Tyne Dock
14	South Shields Riverside
15	High Shields
16	South Shields Centre
17	The Lawe and Ocean Road
18	Westoe
19	West Harton
20	Biddick Hall and Whiteleas
21	Temple Park
22	Harton
23	Horsley Hill and Marsden
24	The Boldons
25	Cleadon
26	Whitburn
Coastal	
27	South Shields Foreshore
28	The Leas
29	Whitburn Coast
Urban Fringe	
30	Monkton Fell
31	Boldon Fell
32	Boldon Downhill
33	Boldon Flats and Whitburn Moor
34	Boldon and Cleadon Fragmented Farmland
35	Cleadon Hills

Character Area 1 (Urban): Hebburn Riverside

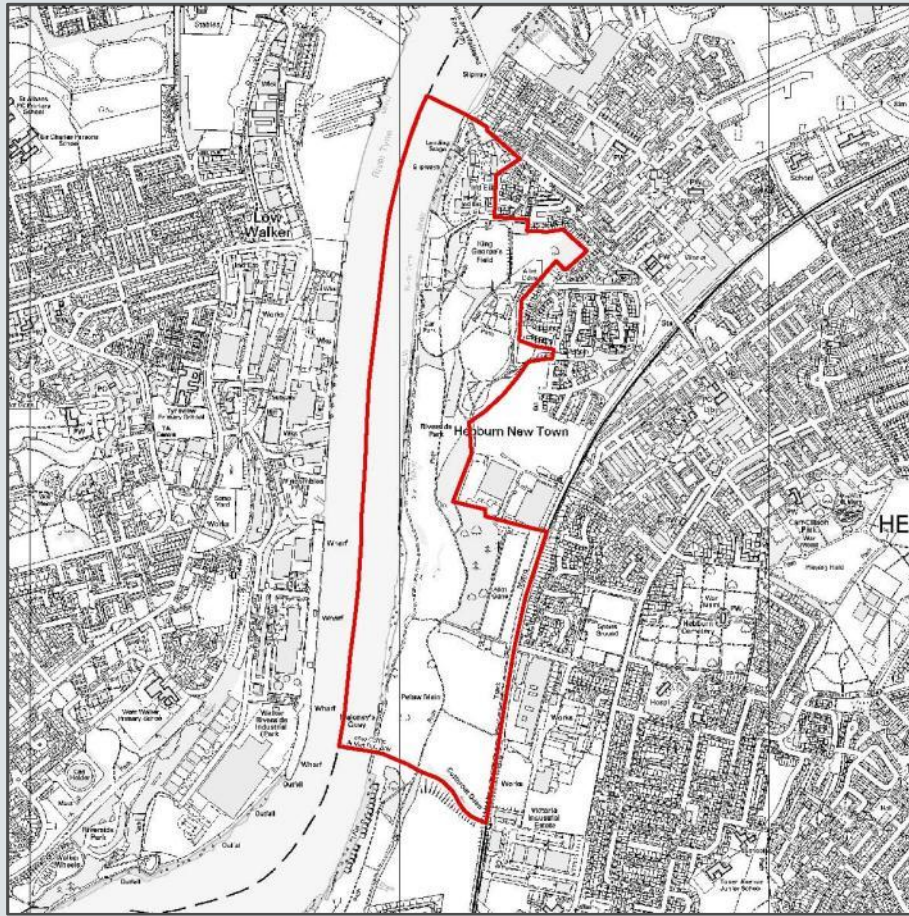


Figure 4.3 Character Area 1 location

Location and boundaries

- This area lies at the western edge of the borough, alongside the River Tyne.
- The area is bounded on the west by the River Tyne, and to the east by the Metro. The borough boundary follows the southern edge, while to the north is residential and industrial development within Hebburn.

Physical influences

- The riverside location is a defining characteristic, with steep slopes down to the river, though these have been augmented by ballast tipping in the past.

Key characteristics

- Large area of public open space along the river, providing access to the Tyne.
- Views across to industrial development on the north bank of the river.
- Open space corridor extending south into Gateshead.

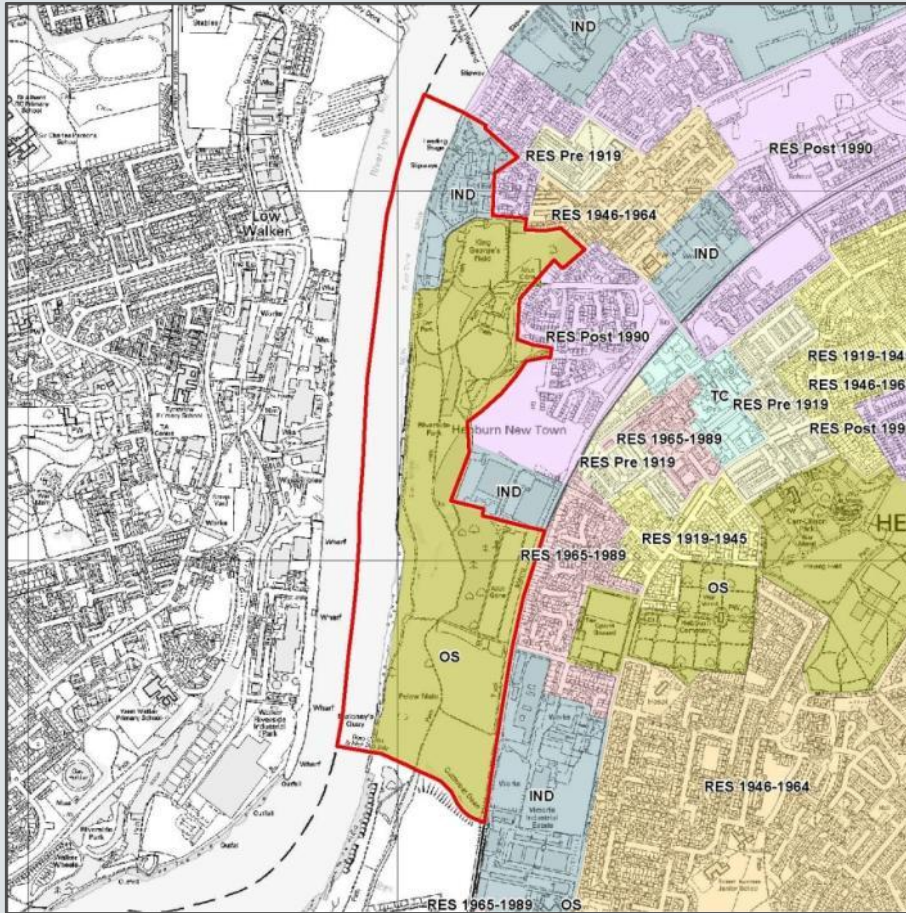


Figure 4.4 Character Area 1 location and land use types

Land use types

- Almost all of the area is open space, mostly managed amenity space, woodland, and allotments.
- Prince Consort Industrial Estate occupies the northern part of the area.

Built form

- Built form limited to low industrial structures at Prince Consort Industrial Estate.

Open space

- Extensive open space corridor, providing the largest area of public riverside access in the borough.
- Good connectivity, linking residential areas in Hebburn with the river, and with Bill Quay and Pelaw areas in Gateshead. National Cycle Network route 14 passes through the park.
- Mostly managed amenity space, with mown grass and clumps of shrubs and small trees. An important wildlife corridor.
- Setting for public art including "Flash@Hebburn" and decorative benches.



Figure 4.5 Character Area 1 Aerial Photo

Views

- An outward looking area, with views across and along the Tyne to riverside industrial areas and open space, but few visual links back to Hebburn.
- Landmark cranes and other structures are visible along the river.



View along the Tyne from the park towards Newcastle



Hebburn Riverside Park

Character Area 2 (Urban): Hebburn North

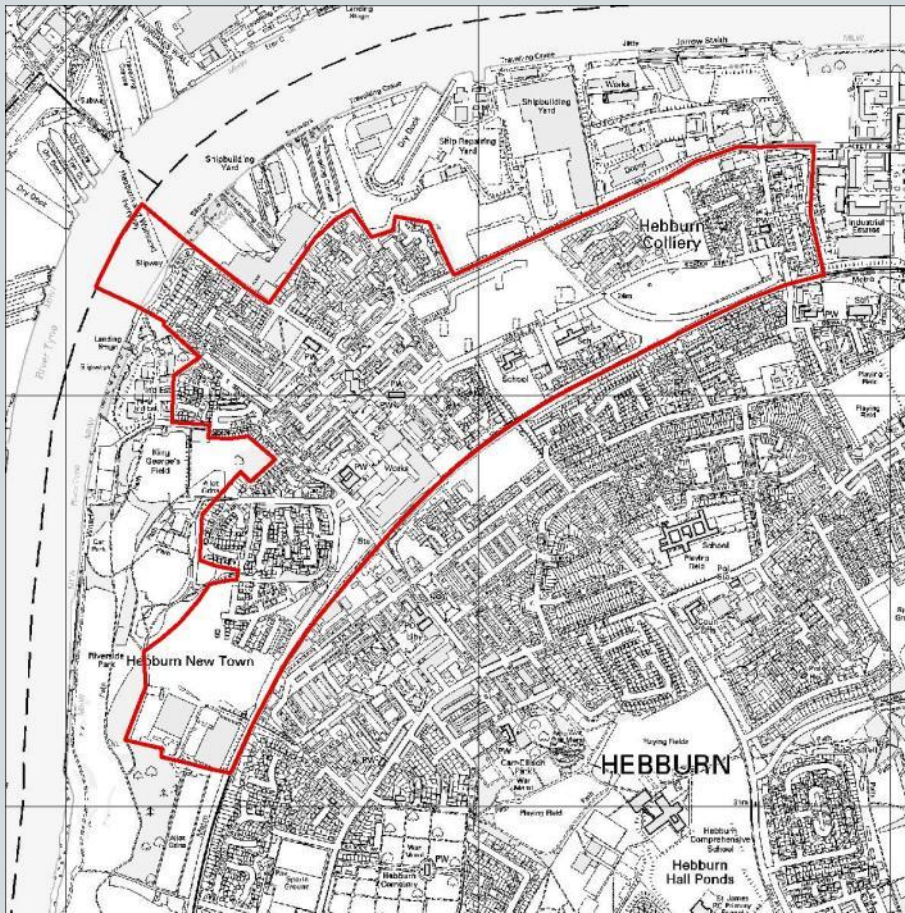


Figure 4.6 Character Area 2 location

Location and boundaries

- In the north-west of the borough, this area is located to the north of Hebburn town centre.
- The area takes in all the largely residential areas located to the north of the Metro line, and extends to a small section of the riverside.

Key characteristics

- Fragmented residential area, with housing from a range of periods.
- Surviving older buildings are important but often isolated.
- Important links to the river and Riverside Park.

Physical influences

- Much of the area is relatively flat, though gently sloping towards the river. The slope becomes noticeably steeper north of Lyon Street.

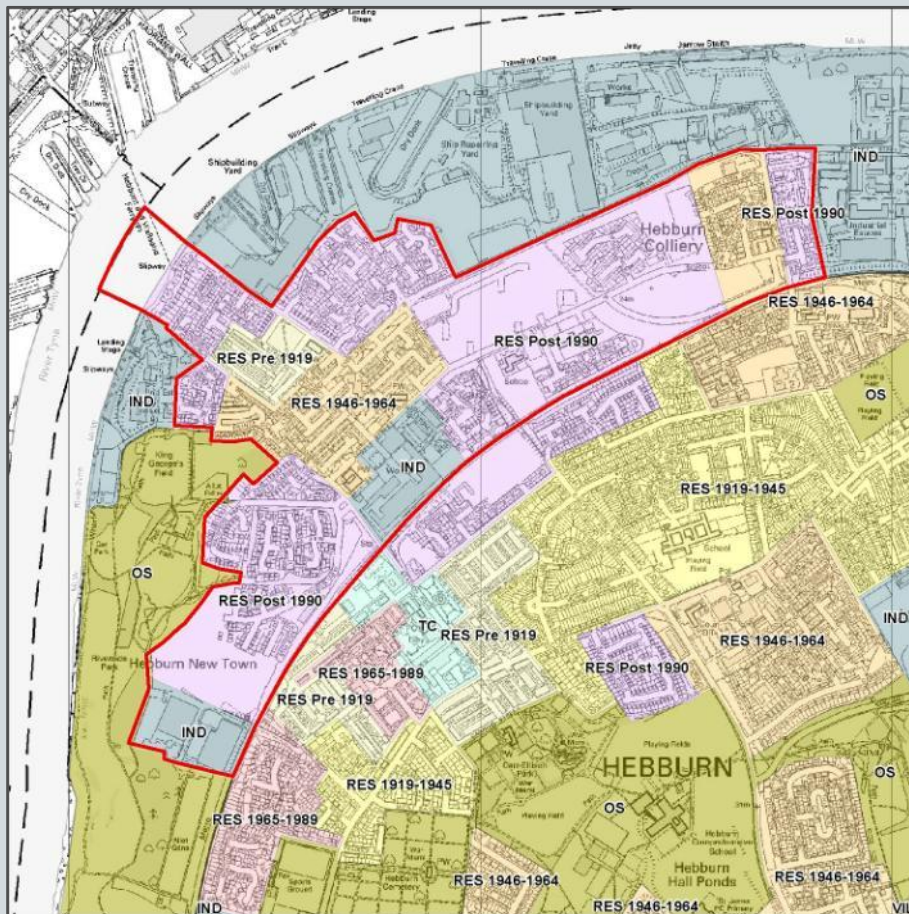


Figure 4.7 Character Area 2 location and land use types

Land use

- Predominantly a residential area, with schools, churches and shops.
- Large areas of vacant land where industrial sites have been cleared, and pockets of ongoing light industrial land use.

Built form

- The area is fragmented, with buildings representing a range of types and periods.
- The tall spire of the former St Andrew's Church is a landmark. Other key buildings include churches and older commercial buildings on Prince Consort Road.
- Residential development dates from the 19th century right up to the present. More recent house building has begun to infill gap sites.
- A range of materials and styles are present, though most buildings do not exceed two storeys. Residential building types range from 19th-century terraces to late 20th-century detached homes at the riverside.

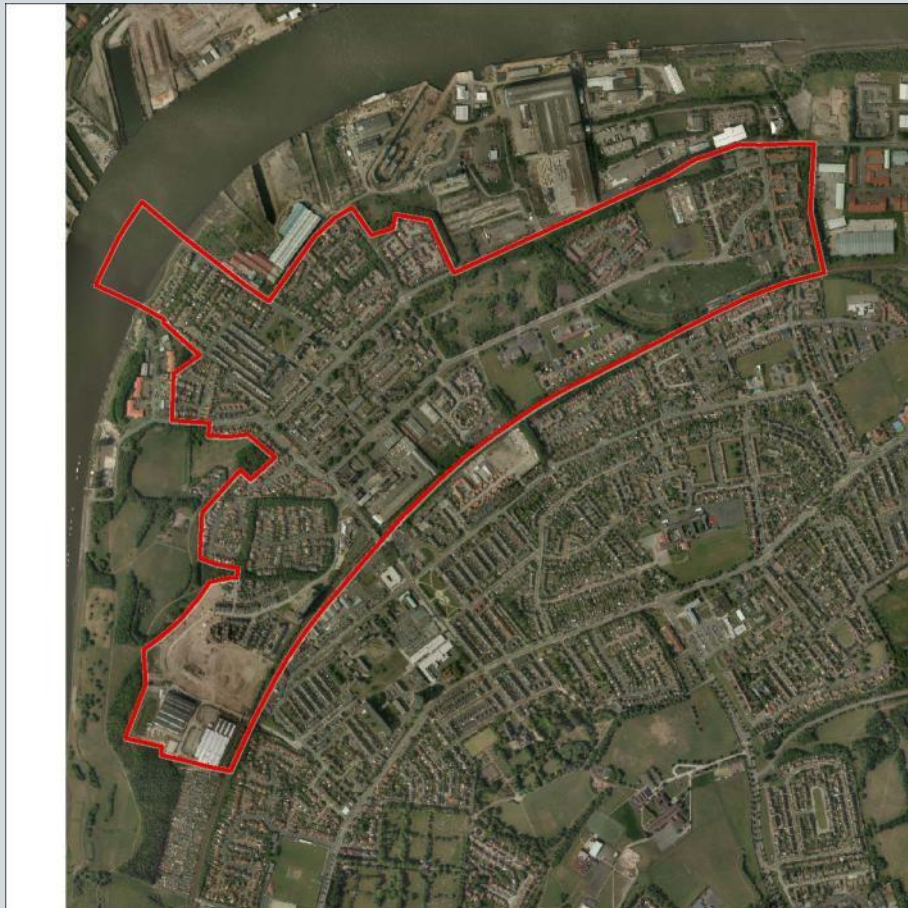


Figure 4.8 Character Area 2 aerial photo

Open space

- Formal open space is relatively limited, though there are good links to the Riverside Park
- There is an abundance of incidental space between and among the many separate developments. Mature trees are found within these incidental spaces, which go some way to uniting the disparate built elements.
- The largest formal open space is at Ellison Street, though it is a relatively featureless area of grass and small trees.
- The extensive areas of vacant land, both within and adjacent to the area, have been colonised by grassland and scrub.

Views

- The spire of the former St Andrew's Church forms a visual focus in views within, and into, this area.
- Views down the sloping streets look along to the river, and the northern bank is visible from many areas.



Ellison Street, looking to the former St Andrew's Church, with empty warehouses to the left



Incidental amenity space along Argyle Street

Character Area 3 (Urban): Hebburn Centre

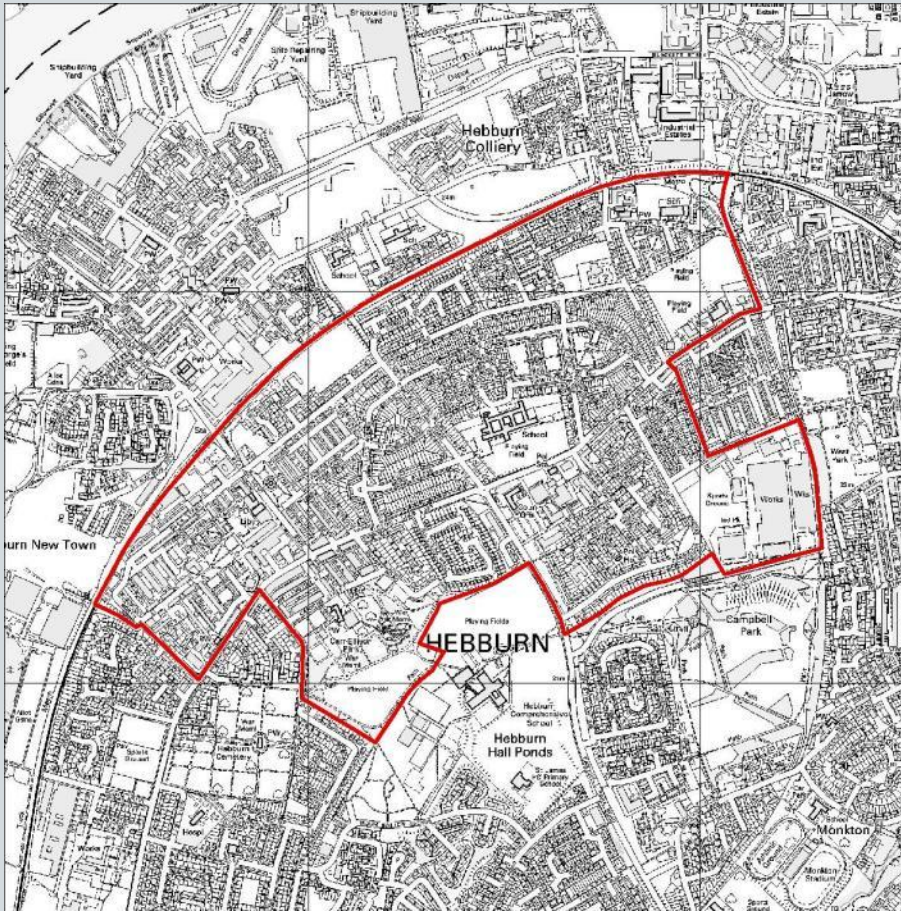


Figure 4.9 Character Area 3 location

Location and boundaries

- This area includes central Hebburn and the mainly residential areas to the east.
- The area is bounded to the north by the Metro line. To the south the area adjoins the more modern Hebburn South character area (ref), and to the west the generally older Jarrow South (ref).

Key characteristics

- Small cluster of older terraces adjacent to Modernist shopping centre.
- High-rise flatted developments.
- Attractive parks around the imposing Hebburn Hall.

Physical influences

- Almost entirely flat, topography has very little influence.

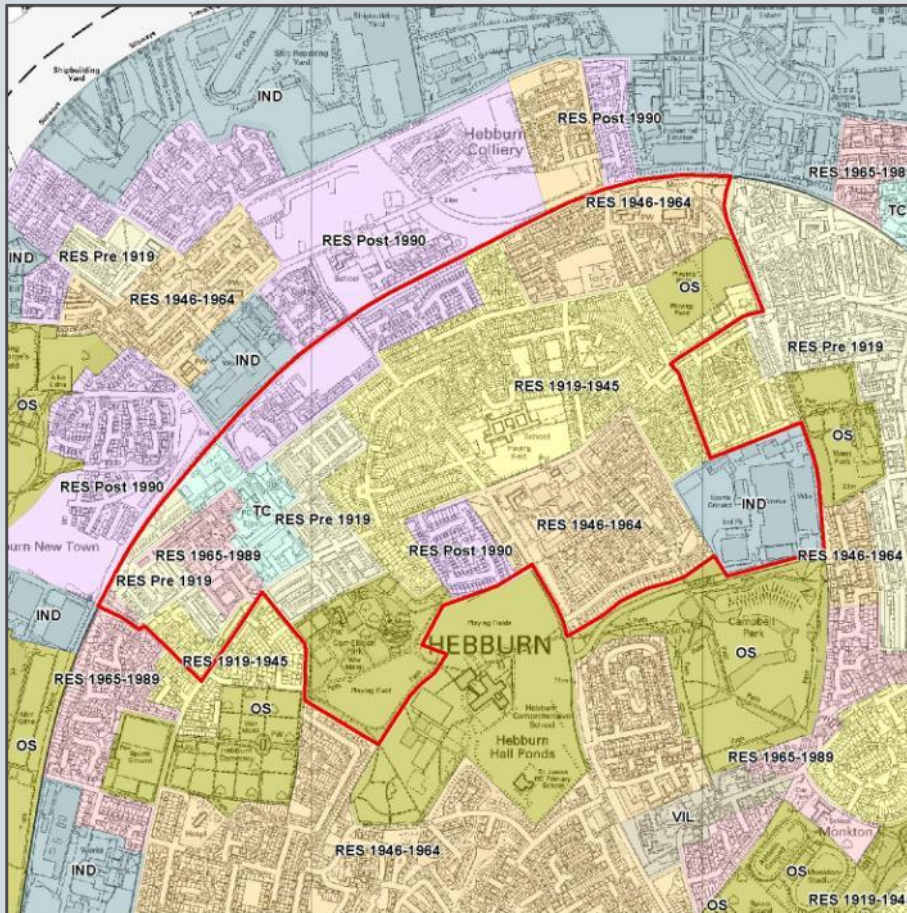


Figure 4.10 Character Area 3 land use

Land use

- Although mostly residential, the area contains the town centre of Hebburn, comprising shops and other businesses.
- The Bedewell Industrial Park occupies a small area in the south-east.

Built form

- The late 18th-century Hebburn Hall forms the focus of the oldest part of the area. Surviving blocks of 19th-century terraces and alleys extend north.
- The area expanded in the inter-war years, with the large estate laid out around Bedewell School. The shopping centre is built on a classic post-war plan, with a pedestrian precinct surrounded by car parking.
- High-rise flats have replaced the terraces around the shopping precinct, rising to 18 storeys at Durham Court.



Figure 4.11 Character Area 1 aerial photo

Open space

- Carr-Ellison Park is an important area of mature civic park, laid out in the late 19th century, but with its origins in the gardens of Hebburn Hall.
- Accessible from the town centre, the park has good connections to the neighbouring playing fields and cemetery.
- The park provides a range of spaces and facilities, and planting is well maintained, though some built features are in poorer repair.
- Street trees are important through the inter-war housing areas, where public open space is more limited.

Views

- The long straight streets in this area allow linear views.
- Durham Court is almost always visible. The spire of the former St Andrew's Church is a landmark to the north, though there are few longer views from the area.



Carr Ellison Park



Hebburn town centre

Character Area 4 (Urban): Hebburn South

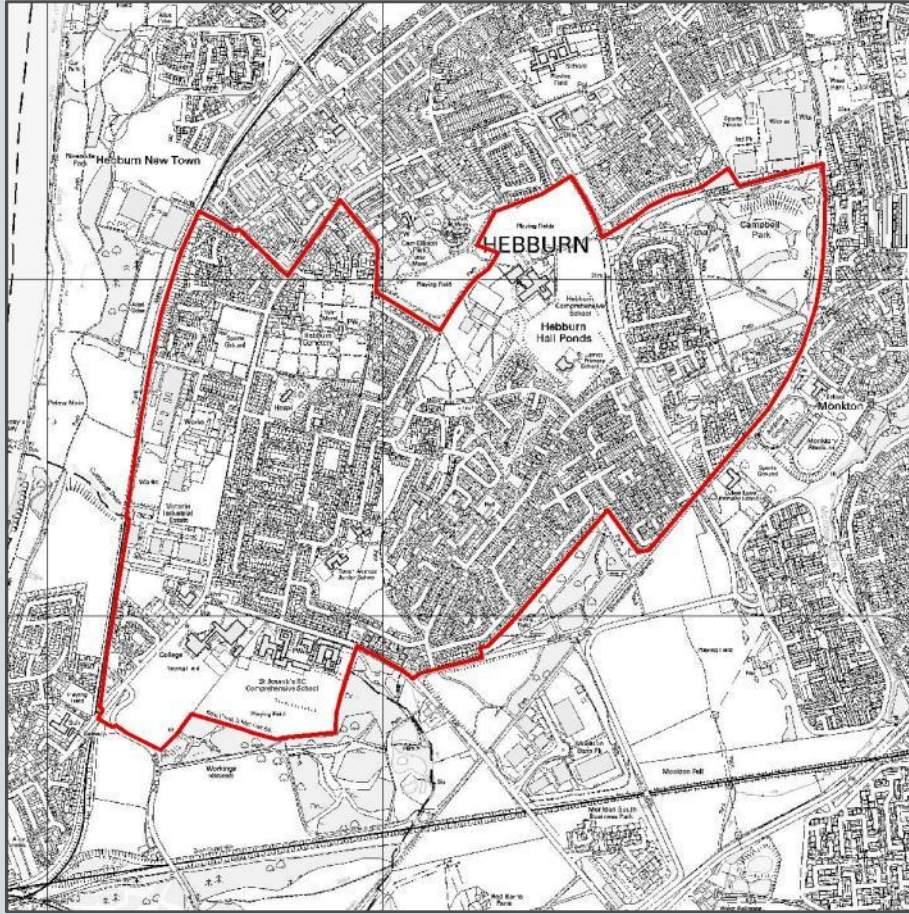


Figure 4.12 Character Area 4 location

Location and boundaries

- This area includes the southern part of Hebburn and the former village of Monkton.
- It adjoins the Hebburn Centre area to the north, and is bounded by the Metro line to the west. To the south is urban fringe of the Monkton Fell area, and to the east are the inter-war Primrose and older Jarrow South residential areas.

Key characteristics

- Extensive residential suburbs.
- Relatively broad streets with street trees.
- Village core of Monkton retains a strong sense of place.
- Permeated by linear open spaces.

Physical influences

- The area is flat and topography has limited influence.

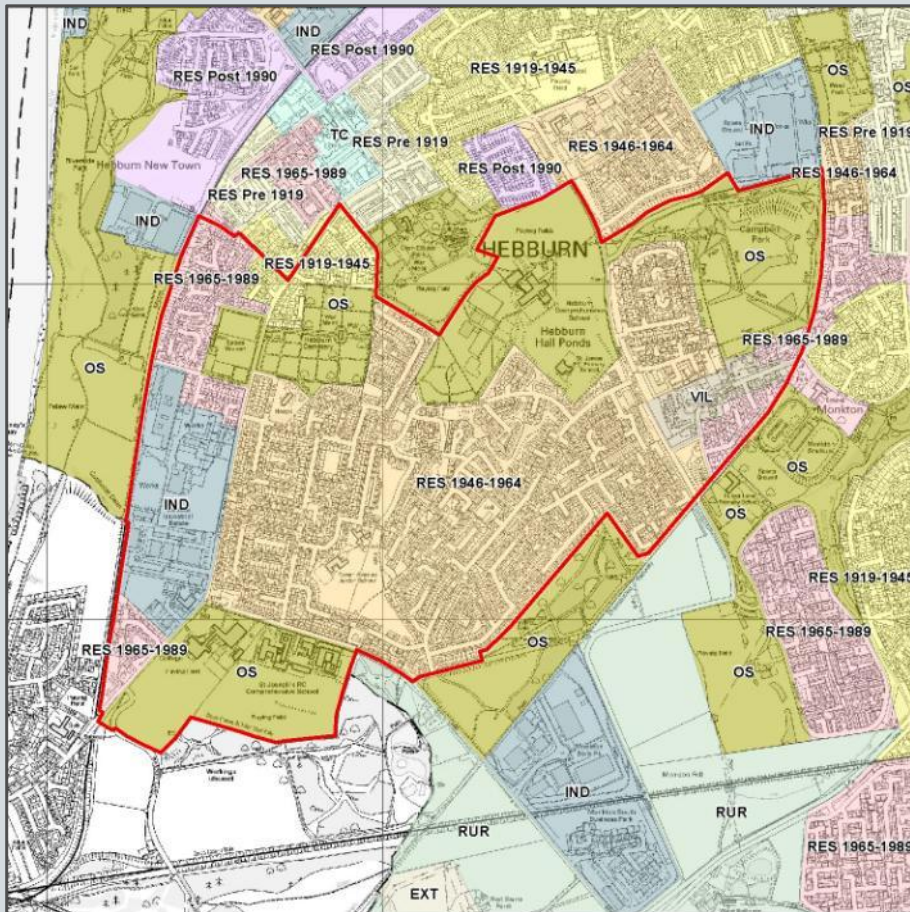


Figure 4.13 Character Area 4 Location and land use types

Land use

- It is a residential area, with schools and open space, and with a small industrial area to the west.

Built form

- The former village centre of Monkton retains much of its historic character, with many old buildings and newer additions being generally in keeping with their context.
- Aside from Monkton, this area is almost entirely post-war in date, and comprises extensive low density suburbs of semi-detached and terraced homes.
- Other notable built features include the cemetery gates on Victoria Road.



Figure 4.14 Character Area 4 aerial photo

Open space

- Campbell Park is the principal formal open space, in the northeast of the area. Hebburn Cemetery also provides mature open space.
- Open space permeates much of the suburban housing, with linear green corridors threading between buildings. This provides good connectivity between the centre of Hebburn, Carr-Ellison Park, and the urban fringe open space to the south.
- Mature trees are a prominent feature around the cemetery, and around Monkton. Elsewhere street trees have been removed or damaged.

Views

- The flat topography limits the potential for outward views. Landmarks are few, with Durham Court and the large British Short-Circuit Testing Station being the most prominent buildings on the skyline.



Residential street with street trees,
Finchale Road



Open space near Hebburn School

Character Area 5 (Urban): Jarrow South

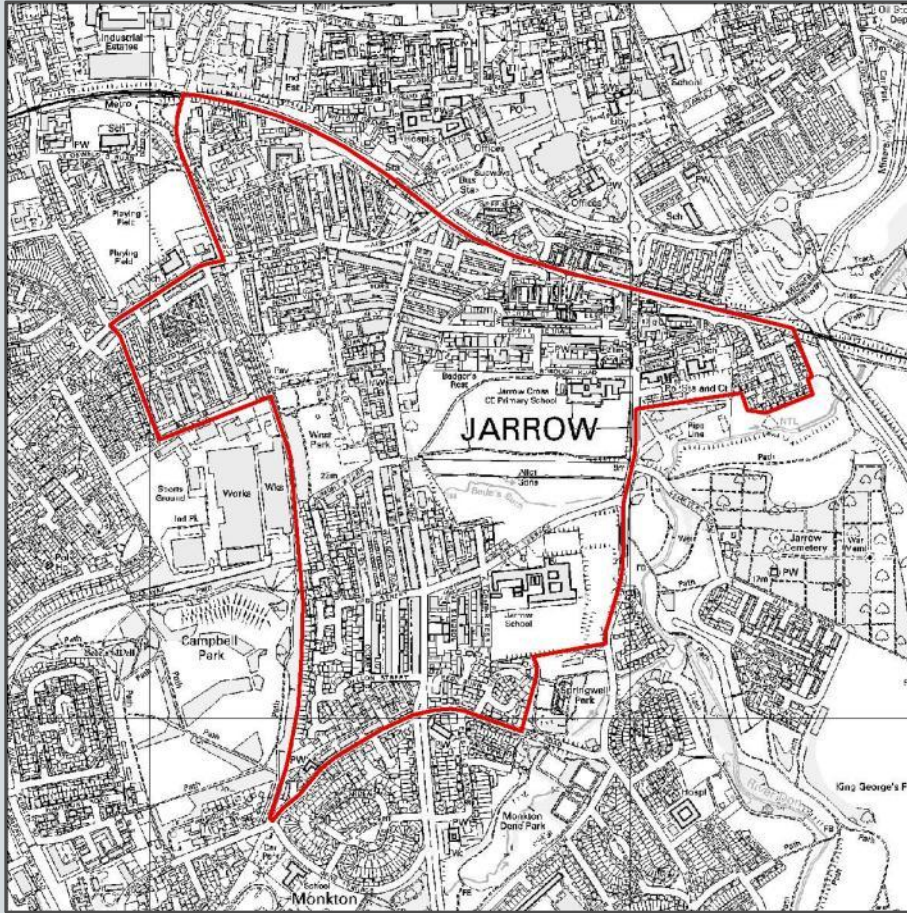


Figure 4.15 Character Area 4 location

Location and boundaries

- This area is located to the south of Jarrow Centre, on the west side of the River Don.
- The Metro line forms the boundary to the north. To the west the former railway line marks a transition to more modern housing areas. To the south the terraces give way to the inter-war Primrose estate.

Key characteristics

- It is an area of relatively intact 19th century residential terraces.
- A range of pre-1919 building types, reflecting variations in prosperity.
- Setting of West Park among more substantial villas.

Physical influences

- Generally a flat landscape, with little influence of topography. The Bede Burn flows through lower ground to the east, falling to the River Don.



Figure 4.16 Character Area 5 location and land use types

Land use

- The area comprises residential developments, largely of the 19th century, with later infill. Albert Street is on the periphery of the town centre and there are some businesses here.
- To the east Jarrow School and Primary School stand either side of a large open space.

Built form

- The linear form of the terraced streets is immediately apparent on the map and on the ground. Parallel lines of streets and back alleys form the grain of this area.
- Within the matrix of terraces are larger properties of similar age, particularly around West Park.
- Recent infill is generally sympathetic. The new Jarrow School is a prominent building on the edge of the Don.



Figure 4.17 Character Area 5 aerial photo

Open space

- The small West Park was donated to the people of Jarrow in 1876, and comprises mature trees and Victorian park ornaments.
- To the east, open space around the Bede Burn includes allotments and grassland.
- There are few street trees, though mature trees in gardens are important to the area.

Views

- Views tend to be linear along the long, terraced streets. There are relatively few landmarks within the low-rise area.



West Park



Linear terraces on Bede Burn Road

Character Area 6 (Urban): Jarrow Centre



Figure 4.18 Character Area 6 location

Location and boundaries

- This area includes Jarrow town centre and the surrounding residential areas.
- It comprises all the residential and shopping areas which lie north of the Metro line, and is surrounded to north and west by the Jarrow Riverside industrial area (LCA 7). To the east it adjoins the Don Valley (LCA 8).

Key characteristics

- Substantial older commercial buildings along Grange Road.
- Modern pedestrian shopping precinct.
- Corridor of open space formed by construction of the Tyne Tunnel.

Physical influences

- The area is predominantly flat, though the sloping gently towards the river at the north.

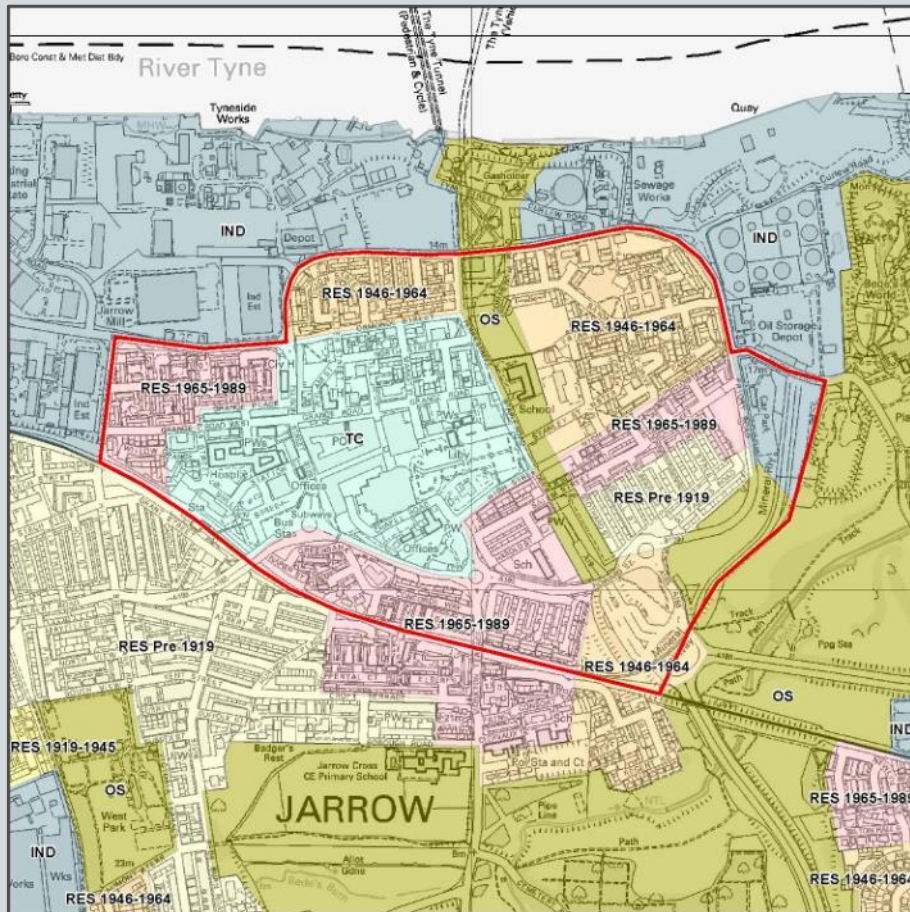


Figure 4.19 Character Area 6 location and land use types

Land use

- The central part of the area is occupied by the town centre, focused on the Viking Shopping Centre. This is surrounded by a largely residential area.
- Major transport infrastructure occupies the south-east corner of the area, where the A19 enters the Tyne Tunnel.

Built form

- There are rows of 19th-century terraces to the south-east of the area, and within the town centre a number of 19th-century buildings survive. A number of these are substantial churches and commercial buildings, but groups of 19th-century shops and houses also contribute to local character.
- The Viking Shopping Centre is a pedestrianised precinct, with associated car parks and office buildings.
- The remaining part of the area comprises a range of post-war and later housing, including a number of medium-rise blocks.



Figure 4.20 Character Area 6 aerial photo

Open space

- Open space has formed an integral part of the post-war planning of the housing areas, with amenity space and trees permeating between the residential blocks. The ring road is lined with trees, and incidental green space surrounds the tunnel access.
- A swath has been cut through the area for construction of the Tyne Tunnel. This area will be redeveloped as open space, linking into the town centre and residential space, and forming new links to the riverside.

Views

- From the north of the area, views look out over the riverbank to North Tyneside. The ventilation shaft of the tunnel is a distinctive landmark.



Ventilation shaft at the north edge of Jarrow
Town Centre

Character Area 7 (Urban): Jarrow Riverside

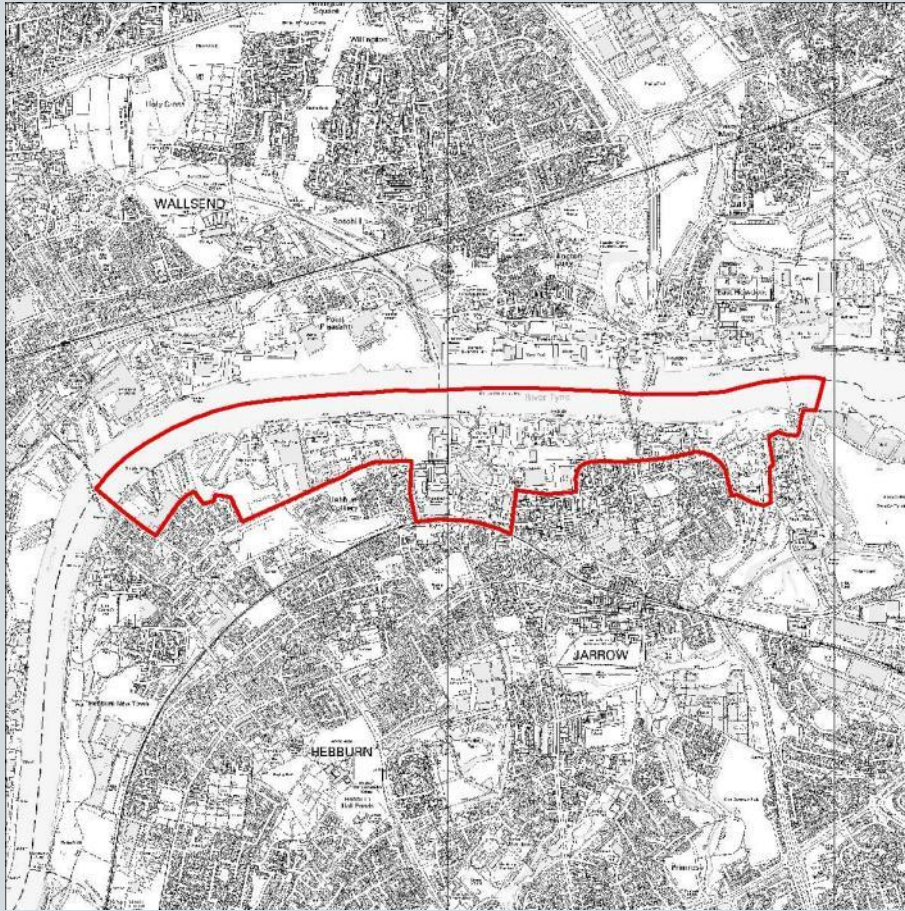


Figure 4.21 Character Area 7 location

Location and boundaries

- This area is located to the north of Jarrow and Hebburn. It comprises a long, narrow industrialised stretch of riverside.

Key characteristics

- Extensive industrial area dominated by large structures.
- Limited access to the riverside.
- Modified waterfront of docks and staithe.

Physical influences

- The riverside location has been key to the development of this area, with industry directly related to the waterfront. The ground slopes down more or less steeply to the water's edge.

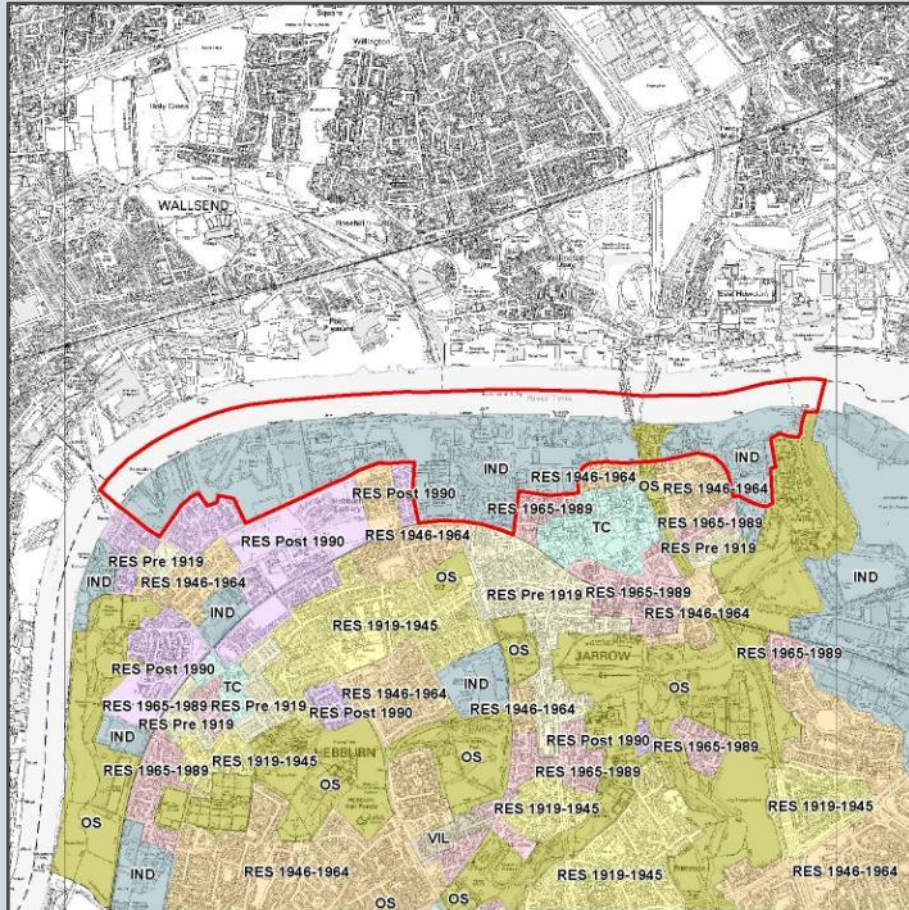


Figure 4.22 Character Area 7 location and land use types

Land use

- The area is almost entirely commercial, comprising light and heavy industry, as well as business use. There are a number of vacant or derelict sites.

Built form

- Large, functional industrial buildings are the dominant building type, with corrugated metal being the most visible material. Large-scale industrial structures, including storage tanks, create a visually complex picture.
- Older warehouse buildings stand between the more modern structures, often altered or in poor repair. The docks cut into the river bank are also important features.
- Boundaries tend to be functional, with much heavy security fencing.

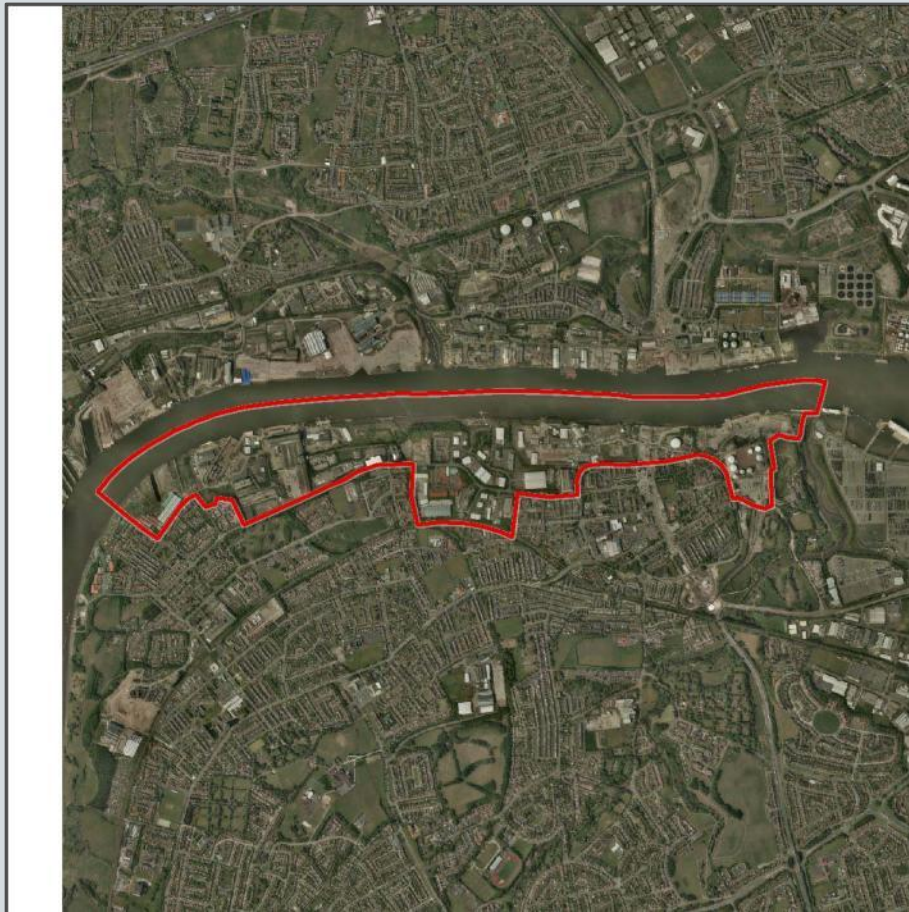


Figure 4.23 Character Area 7 location and land use types

Open space

- Public access is not possible along most of the industrial riverside. The park at the Tyne Tunnel entrance is therefore a particularly valuable asset, providing riverside access from the town centre of Jarrow.
- The Tyne Tunnel itself is an important link, giving access across the river via the original 1950s rotunda.
- Mature vegetation is frequent within the industrial areas, particularly on vacant land but also in the marginal areas between industrial landholdings. Combined with areas of incidental green space, the area has a surprisingly green appearance.

Views

- Views to the river are commonly blocked by large buildings and vegetation. The Tyne Tunnel park provides open views across the river.
- Landmarks in the area are generally industrial features, and include the wind turbine at Windmill Way, the gasometer at Curlew Road, and the tall pylons which carry high-voltage power lines over the Tyne.



Industrial area, Windmill Way



River view from the park at the Tyne Tunnel

Character Area 8 (Urban): Don Valley

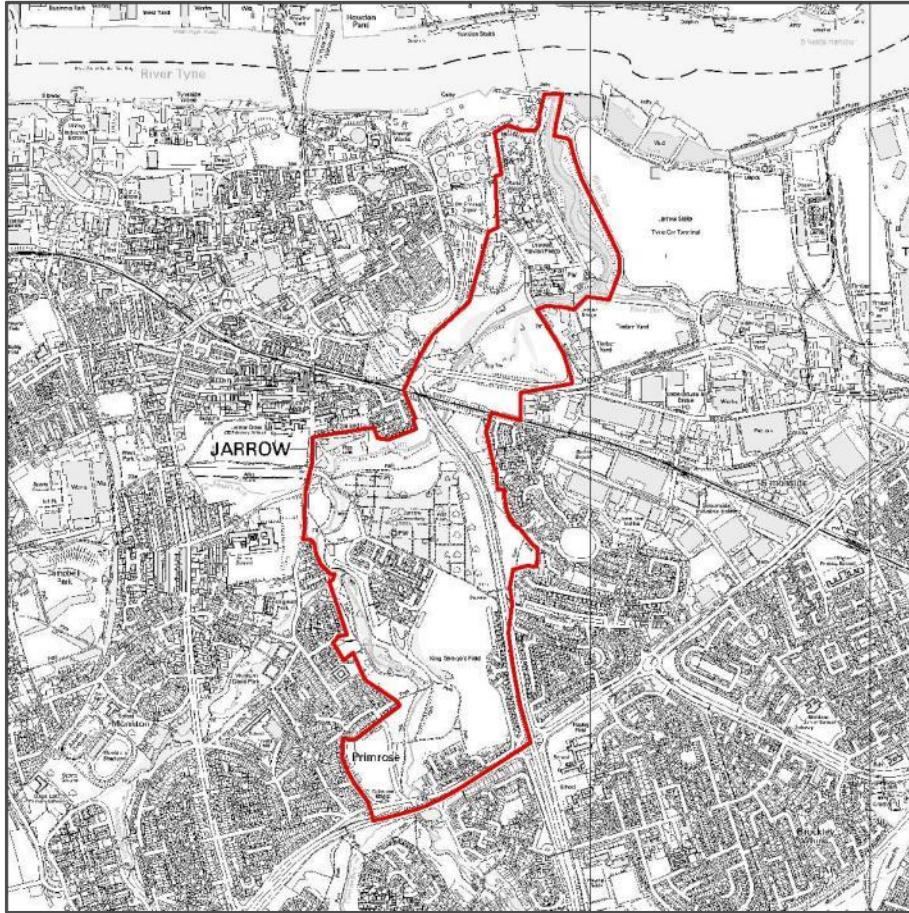


Figure 4.24 Character Area 8 location

Location and boundaries

- This area covers the valley of the River Don between Leam Lane and the River Tyne.
- The area is defined by the extent of open space associated with the valley, and is bounded by industrial areas to the north and east, and residential areas to the south and west.

Key characteristics

- River valley landscape with extensive semi-natural woodland.
- Large-scale publicly accessible open spaces, providing links to surrounding residential areas.
- Setting of monastic remains at St Paul's.

Physical influences

- The area is defined by the shallow incised Don valley. The Don is a small but significant river, the largest in the borough, and the associated valley has remained largely undeveloped.
 - The river meanders, and for the most part its banks are natural in form. Although the lower course has been significantly altered, the upper sections have retained their natural character.
-

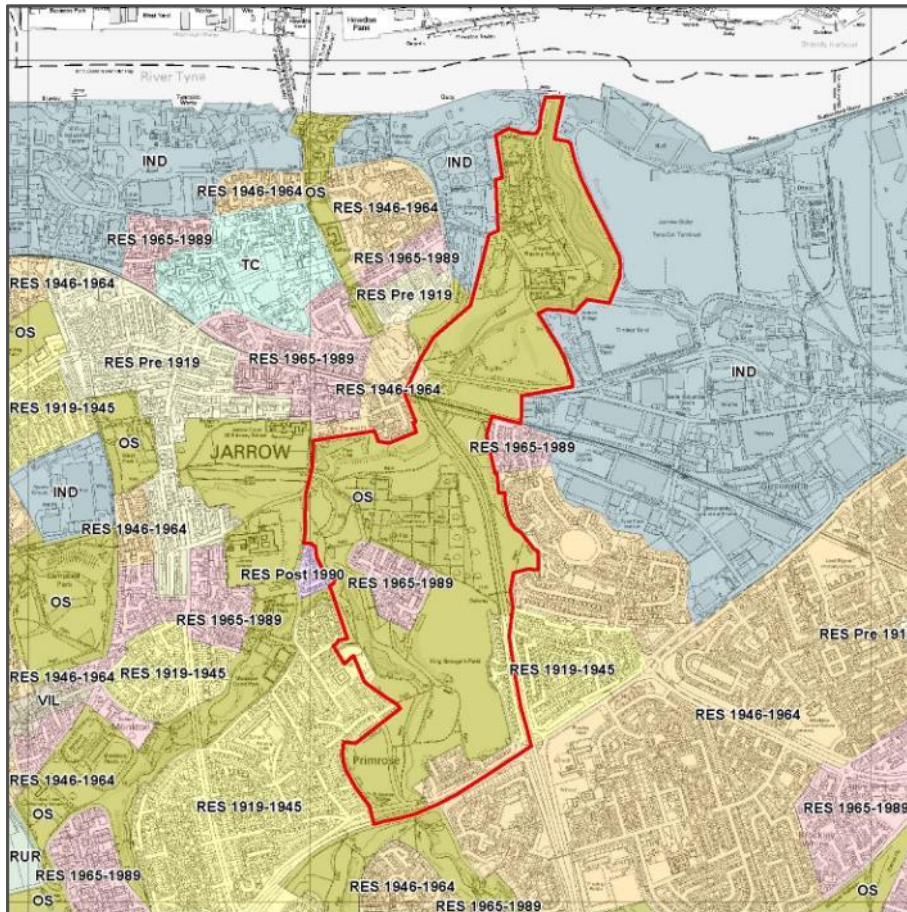


Figure 4.25 Character Area 8 location and land use types

Land use

- The majority of the area comprises public open space of various types and functions. The area is crossed by transport corridors.
- Small areas of housing and other built development are inset within the open space.

Built form

- Built form is more limited in this area. Key features are the remains of St Paul's Monastery in Jarrow, and the associated Bede's World museum.
- Inter-war and post-war housing developments are inset in the open space.



Figure 4.26 Character Area 8 aerial photo

Open space

- The area contains a range of open space types, from natural riverside woodlands, to playing fields and formal parks.
- Key resources include the Primrose Local Nature Reserve, and the network of footpaths linking along and across the Don.
- The area is a major recreational resource for the surrounding communities of Simonside, Hedworth, Primrose and Jarrow.
- There is an abundance of mature vegetation, particularly around the cemetery and the monastery. The open space takes on a more amenity-led character towards Leam Lane, with extensive playing fields taking over from wooded denes.

Views

- There are important views along and across the open space, from surrounding areas and from the transport corridors which cross the valley.
 - The wooded landscape is apparent in views out from neighbouring suburban and urban areas.
 - The tall pylons which carry high-voltage cables across the Tyne are a landmark feature.
-



The mouth of the River Don



St Paul's Monastery in Jarrow



View from Cemetery Road overlooking the river corridor

Character Area 9 (Urban): Primrose

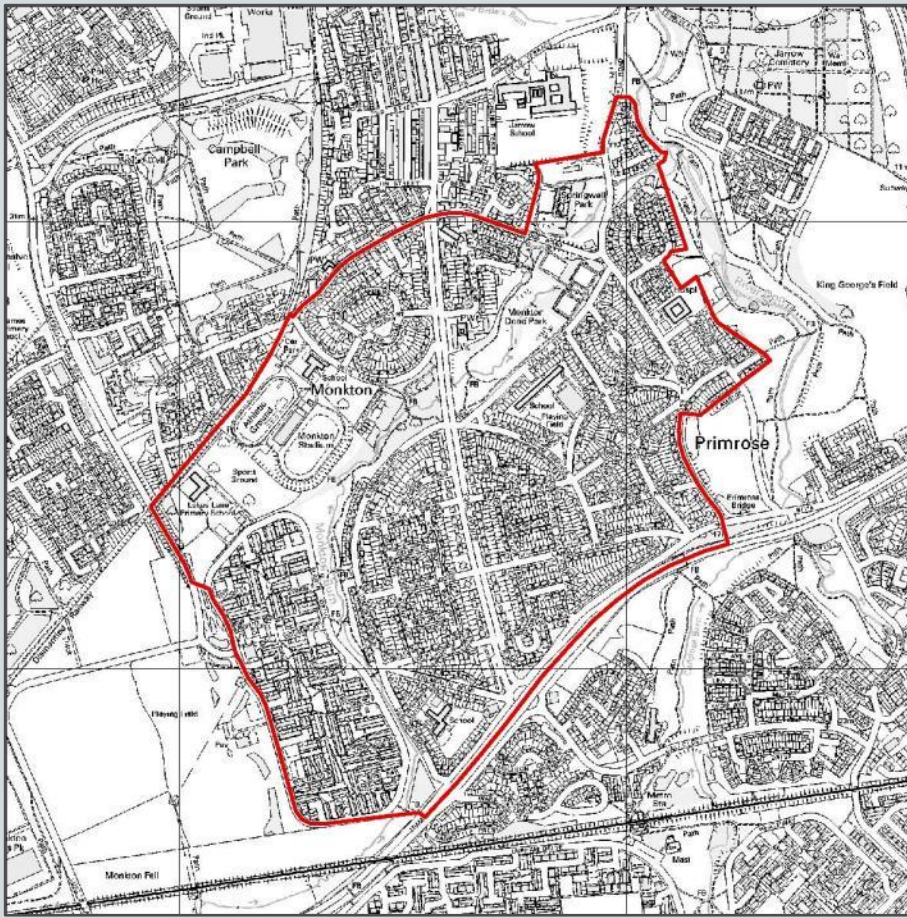


Figure 4.27 Character Area 9 location

Location and boundaries

- The area includes the inter-war Primrose estate, and the post-war Luke's Lane laid out around Monkton Dene to the south of Jarrow.
- The southern boundary follows Leam Lane (A194), and the western boundary runs along the settlement edge. The eastern boundary follows the Don valley (LCA 8), and the northern boundary is defined by the edge of Monkton village and the 19th century Jarrow terraces.

Key characteristics

- Typical suburban patterns of the inter-war (Primrose) and post-war (Luke's Lane) periods.
- Permeated by mature vegetation in the form of street trees and woodland along Monkton Dene.
- Apart from Monkton Dene, limited public green space, though private gardens are extensive.
- Strong contrast between the two areas.

Physical influences

- Predominantly flat landform, divided by the incised Monkton Dene, which meanders through a steep-sided dene.

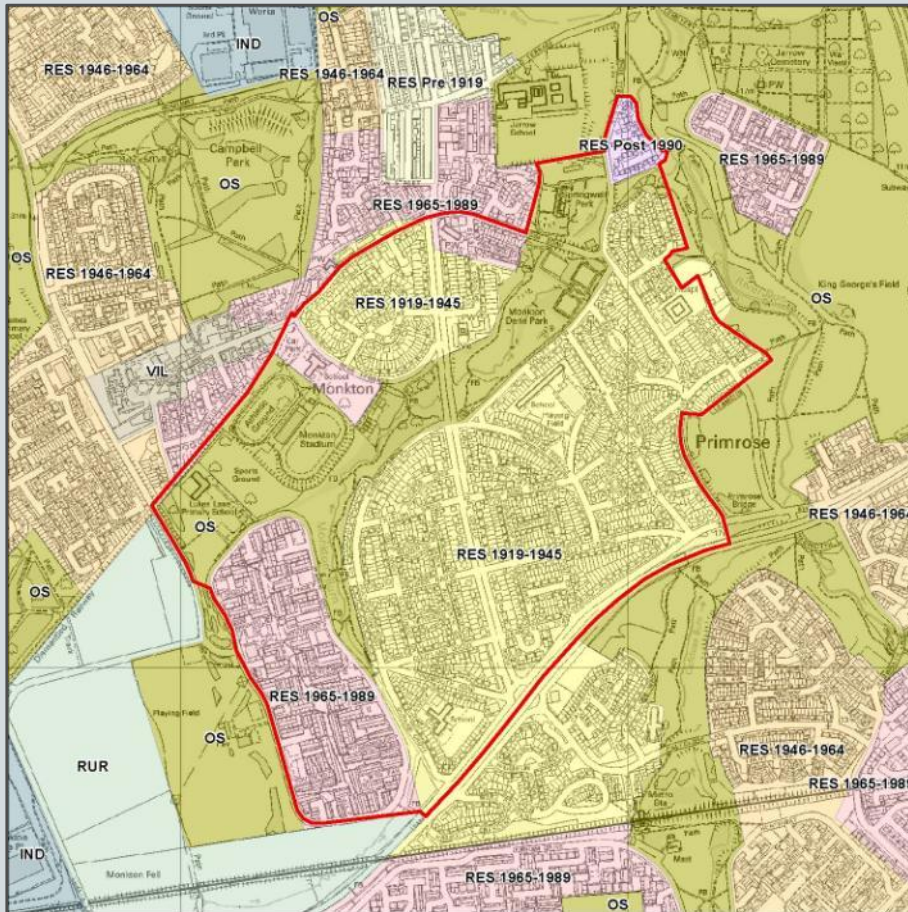


Figure 4.28 Character Area 9 location and land use

Land use

- Wholly residential suburb, with associated schools, churches, and a small hospital. There are several local shops and pubs, but no defined centre.
- Formal and semi-natural open space is located along the Monkton Burn and to the west.

Built form

- Medium-density suburban pattern, almost entirely semi-detached houses, and short terraces in the later Luke's Lane estate, the vast majority of buildings are of two storeys.
- Typical suburban curving and concentric hierarchical pattern of streets, laid out around a central avenue (York Avenue).
- Later Luke's Lane estate has a layout typical of its period, denser, more geometric, permeated by open space.
- Distinctive materials are red brick and render (Primrose) and yellow/brown brick (Luke's Lane). Key built features include the balustraded bridge carrying York Avenue across the Monkton Burn.



Figure 4.29 Character Area 9 aerial photo

Open space

- Monkton Dene forms an important spine of open space running through the area, with mature trees and hedges, amenity grass and scrub, as well as tennis courts, bowling greens, and a rose garden at Springwell Park
- Although there are no other substantial open spaces, the area appears green due to numerous street trees, most prominently along York Avenue but also throughout Primrose estate, either along pavements or in small incidental grass spaces.
- Within Luke's Lane, open space permeates between the houses, which face onto semi-private greens with occasional small trees and shrubs.
- Monkton Stadium provides formal recreational facilities, as well as extending the green space beyond the Monkton Burn.
- Important links to open space beyond the character area boundary, including the River Don to the east (LCA 10), and playing fields to the west (LCA 32).

Views

- Views are generally limited by the curving streets, and by street trees and other mature vegetation. Vegetation along the Leam Lane embankment forms a visual barrier to the south.
- From the eastern edge, broader views are possible over the open space around the River Don. Similarly, the western edge of Luke's Lane overlooks playing fields and urban fringe, with some longer views to the south-west.



York Avenue



Lumley Avenue

Character Area 10 (Urban): Fellgate and Hedworth

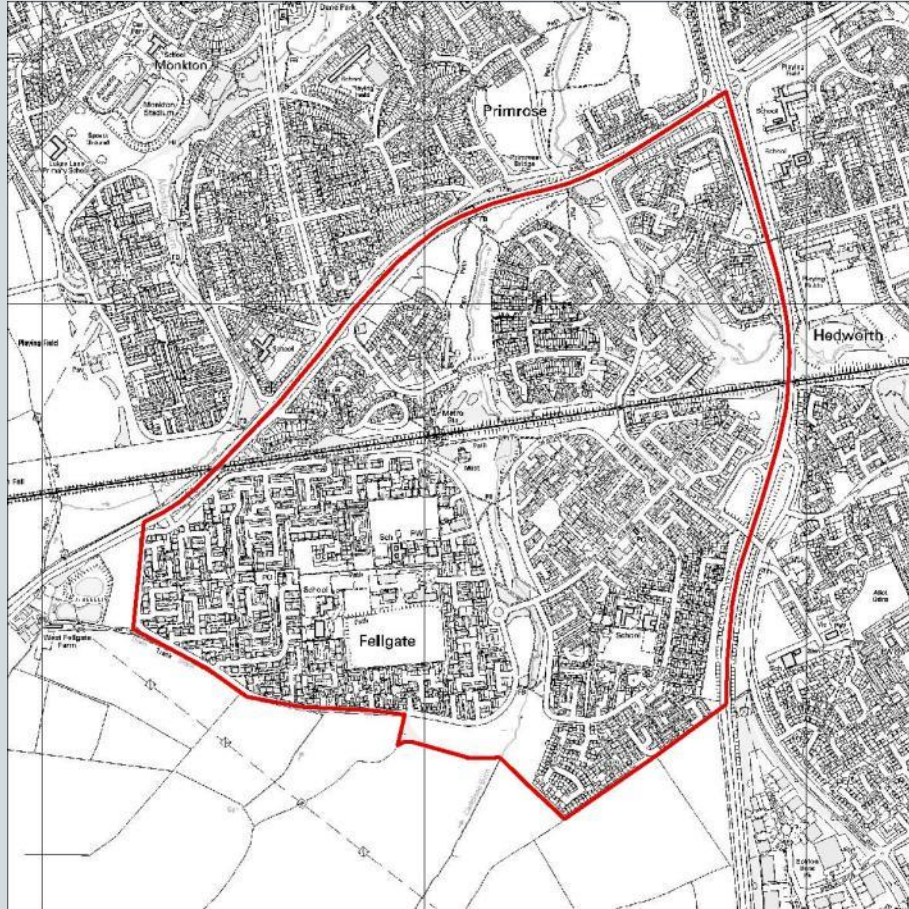


Figure 4.30 Character Area 10 location

Location and boundaries

- Located to the south of Jarrow, Fellgate and Hedworth comprise extensive post-war estates on the edge of the built-up area.
- It is bounded by dual carriageways: Leam Lane (A194) to the west and north; and the A19 to the east. The south boundary is open to the urban fringe (LCA 31).

Key characteristics

- Large single-age residential estates.
- Laid out around the shallowly-incised Calfclose and Don valleys.
- Subdivided by the large wooded Metro line embankment, and separated from neighbouring areas by dual carriageways.

Physical influences

- The Calfclose Burn flows in a shallow dene through the area from south to north. The Don enters from the east and runs through a more incised, steep-sided dene.
- The areas between the burns are flat or very gently undulating.

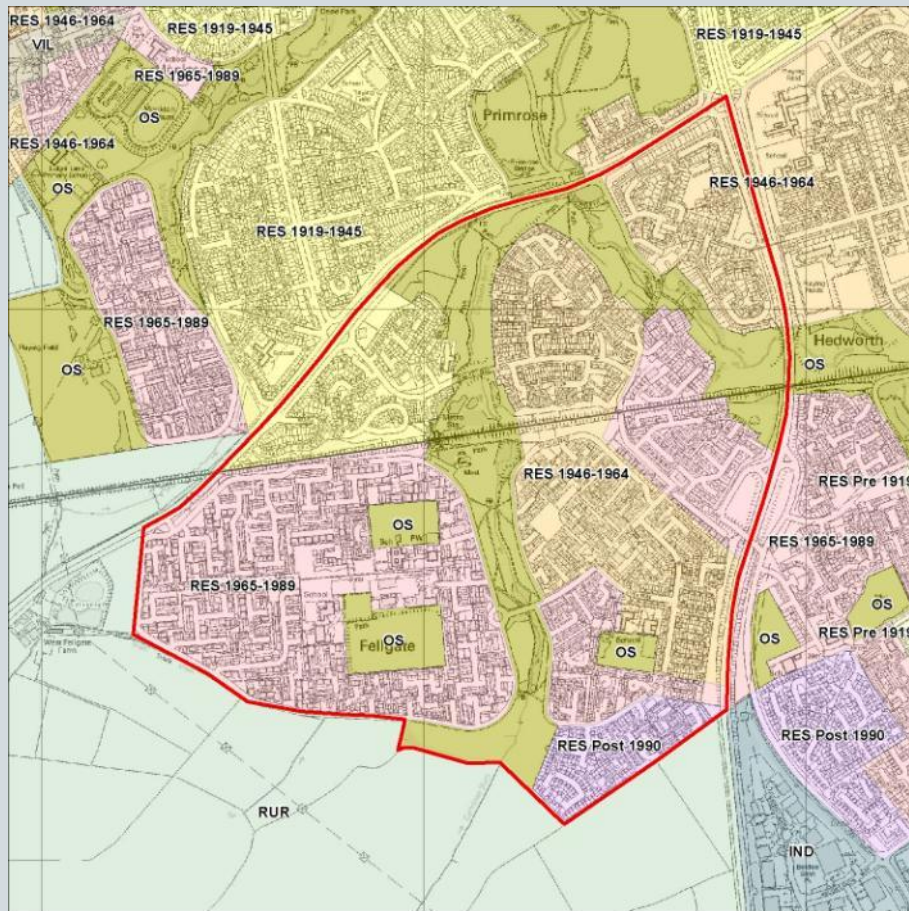


Figure 4.31 Character Area 10 location and land use

Land use

- The area is wholly residential, with associated schools and community buildings. There is a small shopping centre in Fellgate, and a number of local shops and pubs.
- The Metro line divides the area in two, running across a high embankment from east to west.

Built form

- The area comprises several blocks, each built as a single development. The distribution of styles and materials reflects the development pattern.
- Fellgate is the most recent area, built on a distinctive rectilinear pattern. East of the Calfclose Burn, and extending across the River Don, Hedworth was constructed slightly earlier, with streets following a more curvilinear pattern.
- The earliest suburban development is the area in the north-west, laid out in the inter-war period.
- A few older buildings survive in the Don valley at Hedworth Lane, though little remains of the area's pre-suburban character.



Figure 4.32 Character Area 10 aerial photo

Open space

- The watercourses provide important corridors of public open space, linking into neighbouring areas and to the adjacent rural fringe.
- There is a wealth of incidental amenity open space at a range of scales, permeating the housing.
- The open space is generally managed for amenity value, with mown grass and clumps of woodland and scrub. The watercourses retain a naturalistic character, and their banks are largely unmodified.
- Areas of rough grass and more mature riparian woodland remain around Hedworth Lane.
- Dense woodland along the dual carriageways and the Metro line provide strong visual containment.
- The southern settlement boundary is strongly defined by mature and well-maintained hedges.

Views

- Views within this area are limited. The flat terrain does not enable long views, and the dense linear woodlands at the edges contain views.
- The southward aspect is more open, with long views from the edge of Fellgate across farmland towards the Nissan wind turbines, and Penshaw Monument in the distance.



The Don at Hedworth Lane



Calf Close Lane

Character Area 11 (Urban): Simonside

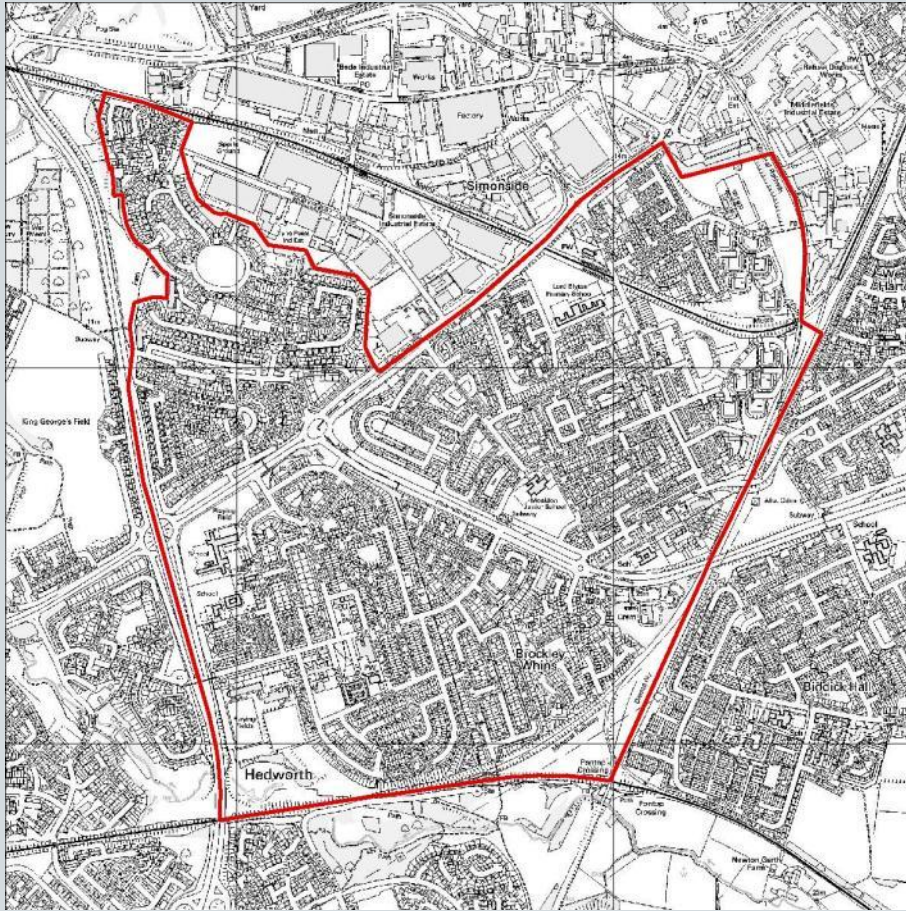


Figure 4.33 Character Area 11 location

Location and boundaries

- This area of residential suburbs is located between Jarrow and South Shields.
- It is bounded to the west by the A19, and to the east and south by railway lines. To the north the boundary follows the interface between residential and industrial areas.

Key characteristics

- Extensive residential suburbs, subdivided by transport corridors.
- Large single-age estates, with continuous building styles.

Physical influences

- Slopes within this area are very gentle. Topography does not have a major influence.
- The River Don flows through the south-west corner of the area.

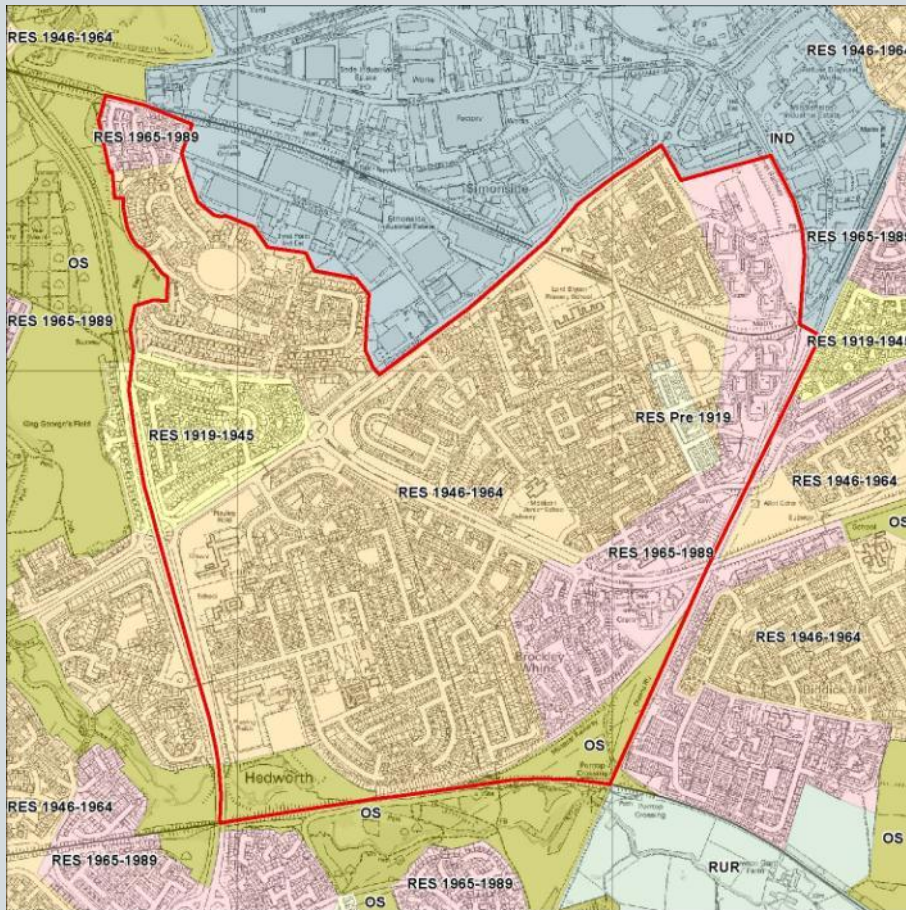


Figure 4.34 Character Area 11 location and land use

Land use

- The area is almost entirely residential, with associated schools and local facilities.
- The area is subdivided by transport corridors, including the dual carriageway A194 and A1300, and the Metro line to the north.

Built form

- Most of Simonside was constructed in the immediate post-war period, though the area around Chillingham Terrace in the west was laid out before the war.
- Isolated rows of earlier terraced houses are located at Wenlock Road.
- Elsewhere, semi-detached and short terraces are the predominant building types, though a range of individual patterns are apparent. There is little above two storeys.

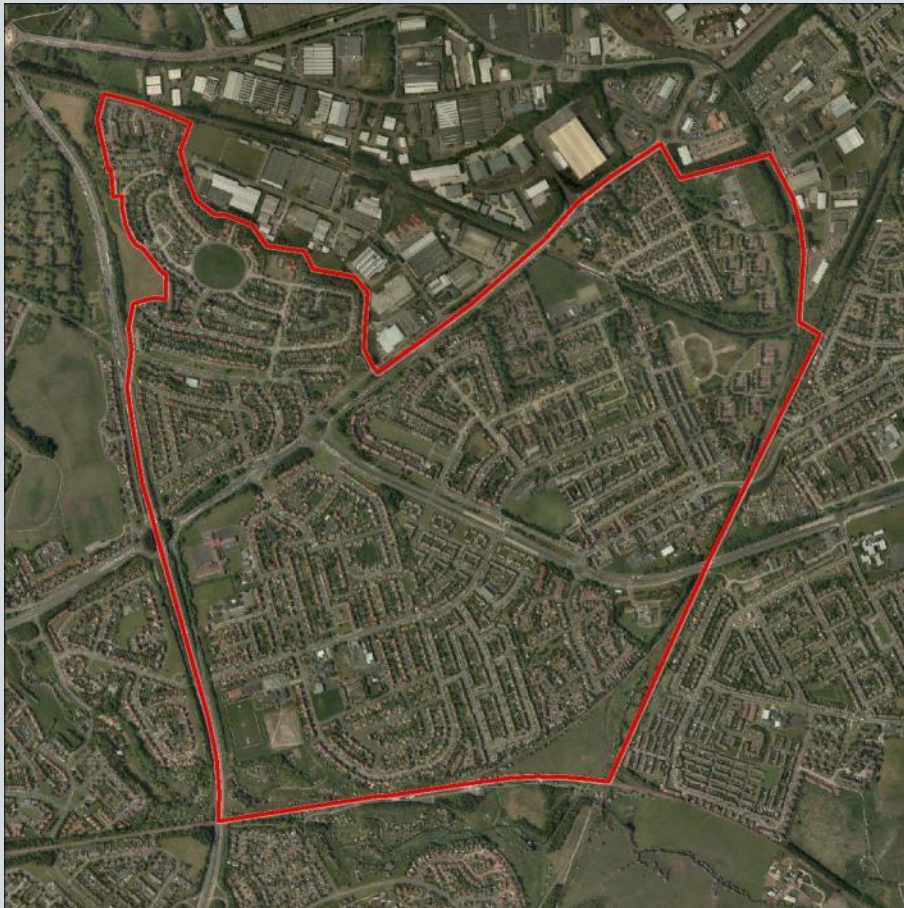


Figure 4.35 Character Area 1 aerial photo

Open space

- There are no large-scale public open spaces, but the area has a wealth of smaller more incidental spaces. These include broad, tree-lined verges along dual carriageways, small green squares, and linear spaces running through housing estates.
- An area of pastoral land and vacant ground occupies the south-east corner of the area, lying between active and disused railway lines. Woodland along railways, roads and industrial areas links up to form a green edge around much of the Simonside area.
- The area has good potential links to neighbouring open space, though these are hampered by impermeable transport corridors.

Views

- Views are generally contained within the low-lying landscape. Elevated locations such as road bridges over railways provide unexpectedly wide views.
 - The low-rise townscape of this area means there are few landmarks.
-



Stirling Avenue



Junction of Leam Lane and John Reid Road

Character Area 12 (Urban): Simonside Industrial Estate

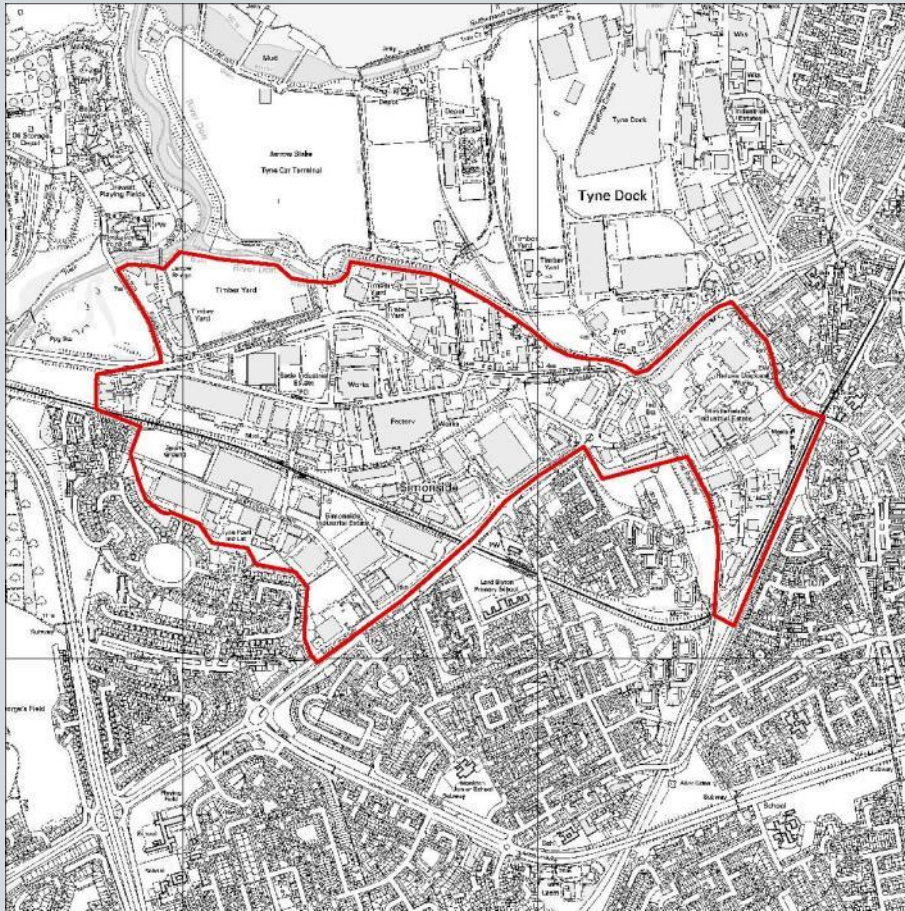


Figure 4.36 Character Area 12 location

Location and boundaries

- Between the Simonside residential area (LCA 11) and Tyne Dock (LCA 13), this area is defined by the transition from industrial to residential to south and east. To the north, the boundary follows the edge of the Port of Tyne.

Key characteristics

- Utilitarian buildings and structures, set amongst semi-natural woodland and scrub.
- Vacant sites and functional boundaries, and a limited sense of place.
- Saw-tooth roofed factory buildings with red-brick offices.

Physical influences

- The underlying land is generally sloping down northwards towards the river. There are occasional steep slopes though generally gradients are gentle.
- The former course of the Don, though once forming the edge of the Jarrow Slake mudflats, is now only a vestigial feature within the wider industrial landscape.

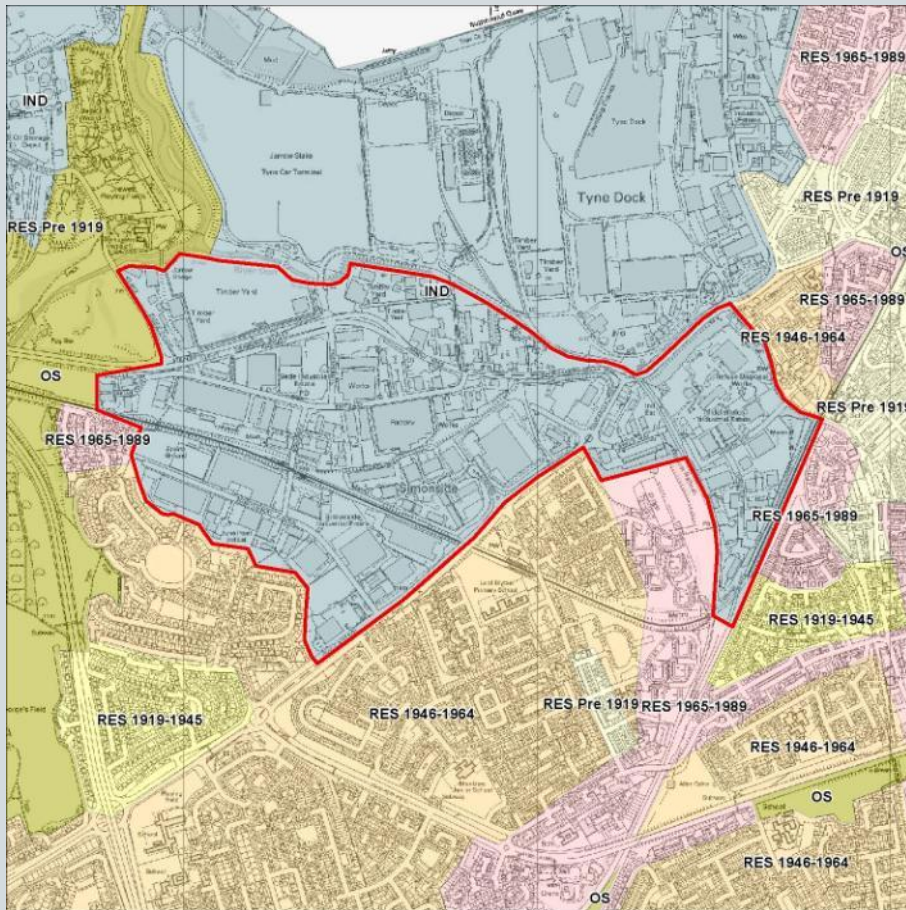


Figure 4.37 Character Area 12 location and land use

Land use

- The area is entirely industrial and commercial in use, including large-scale retail at Hobson Way. There is a waste transfer site at the north-east, and a sports ground on Shaftesbury Avenue. The Metro line passes through the area.

Built form

- Functional office and industrial buildings occupy the area.
- Distinctive built form is limited to 1950s office buildings, most prominent along Bedesway, where they form a continuous façade with 'saw-tooth'-roofed factories to the rear.



Figure 4.38 Character Area 12 aerial photo

Open space

- There is no formal open space within the area, with the exception of the sports ground on Shaftesbury Avenue.
- The area is relatively well supplied with incidental green space and woodland/scrub. There are generous belts of dense woodland around several of the industrial estates, including along the southern boundary of the area. Broad verges and vacant sites add to the overall level of vegetation.

Views

- Views are limited within this area, due to the density of vegetation and development. Rising ground to the south offers limited views across the area, for example from the A194 at Hobson Way.



Hudson Street

Character Area 13 (Urban): Tyne Dock

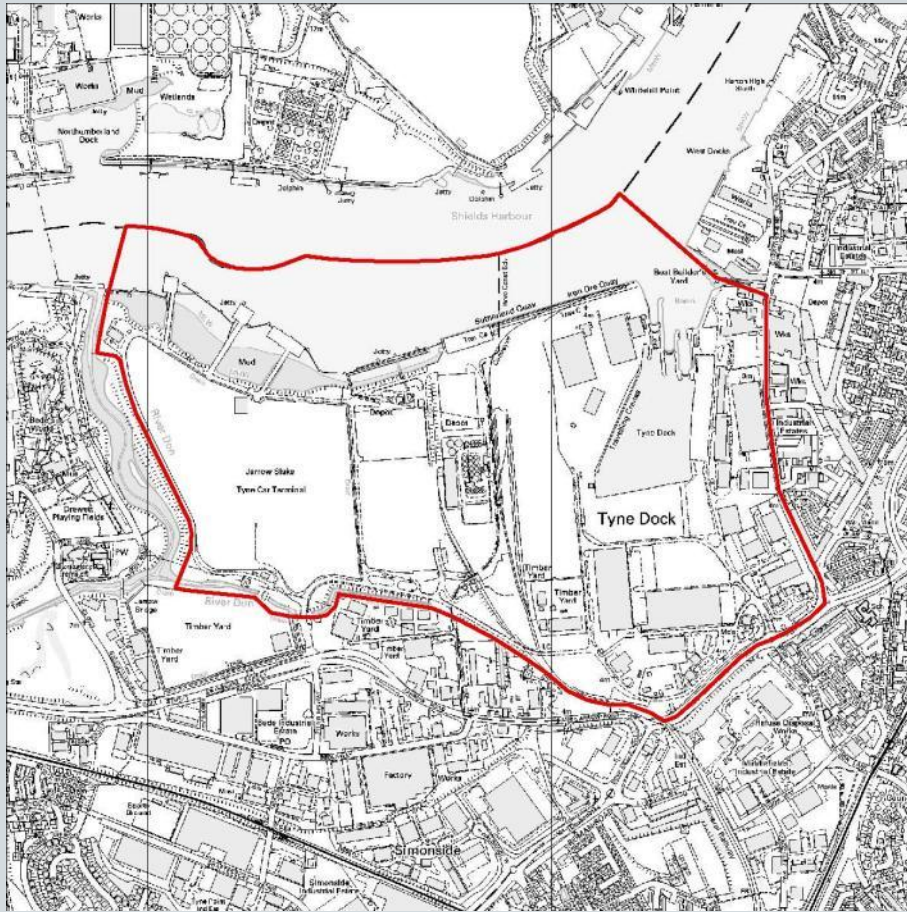


Figure 4.39 Character Area 13 location

Location and boundaries

- This character area largely coincides with the Port of Tyne, between Jarrow and South Shields. The area is defined by large-scale industrial and dockside development.

Key characteristics

- A dynamic landscape, where changes in stored materials and containers occur regularly, while the riverside landscape itself continues to be modified in the longer term.
- Very large-scale urban landscape, with extensive hard spaces and buildings.

Physical influences

- The location of the docks is dependent on their riverside location, though this has been heavily modified over the years. Most recently, the Jarrow Slake mudflats have been largely filled in and the course of the Don modified.
- Smaller buildings lie at the edges of the area, though few are distinctive aside from Navigation House facing the A194.

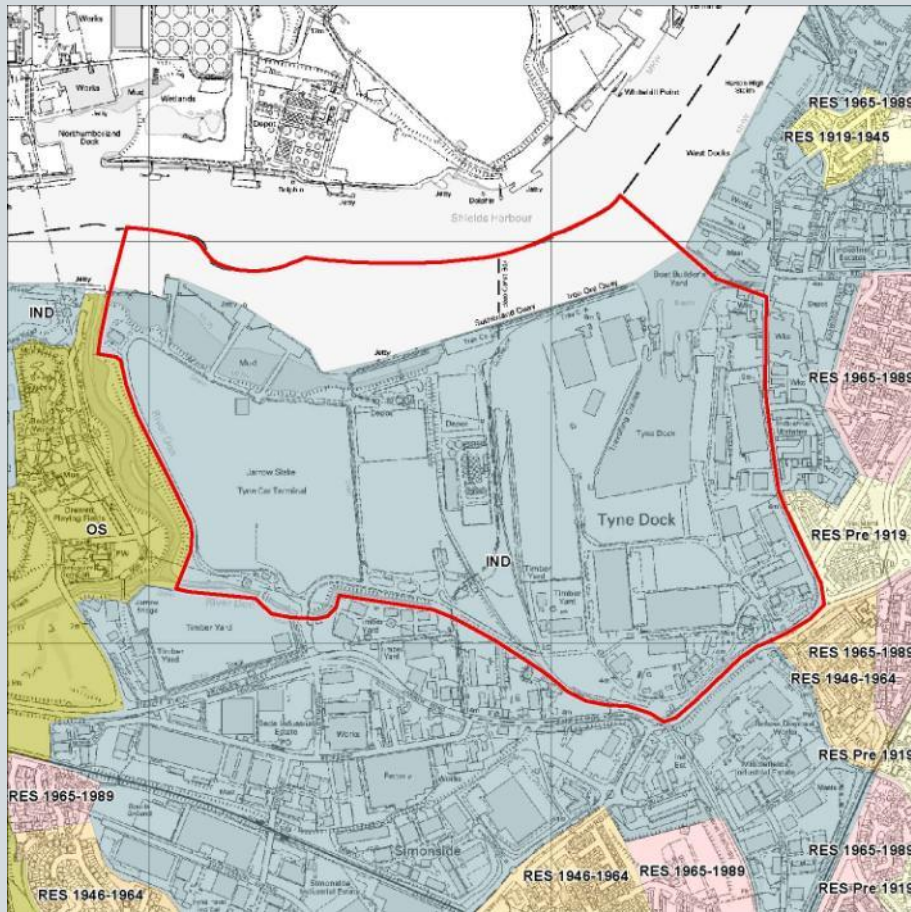


Figure 4.40 Character Area 13 location and land use

Land use

- Tyne Dock comprises a number of functions, though all related to its function as a port. Areas of the docks are given over to storage and transport of different materials and products.
- Very large areas of open hardstanding dominate the western part of the area, forming the Nissan car terminal.
- Much of the docks in the east of the area have been infilled in recent years.

Built form

- The built-up parts of the docks are dominated by very large warehouses and other functional structures. Cranes and the long conveyor across the centre of the area are particularly prominent.



Figure 4.41 Character Area 13 aerial photo

Open space

- The area is not accessible to the public, and has no open space value.
- Vegetation is limited to areas of amenity grass and newly-planted trees around offices, and vegetation along the former course of the River Don.

Views

- Flat landscape and high surrounding fences prevent views into the area, though some locations overlook the docks.
- Cranes and other features are prominent in views along the river from adjacent areas.



Tyne Dock from the mouth of the Don



Entrance to Tyne Dock at Hudson Street

Character Area 14 (Urban): South Shields Riverside



Figure 4.42 Character Area 14 location

Location and boundaries

- Wrapping around the west and north of central South Shields, this area occupies the south bank of the River Tyne and associated industrial areas to the south. River Drive and Commercial Road form most of the boundary.

Key characteristics

- Currently fragmented riverside landscape, with remaining industrial areas among redeveloped and vacant land.
- Views along and across the Tyne from a variety of vantage points.
- Surviving older buildings of strong townscape character.
- Ongoing large-scale redevelopment will substantially alter the character of the area in the coming years.

Physical influences

- The area follows the river, with dock development having grown up along the waterfront.
- Land slopes down to the river, more gently in the south, but very steeply at the fringes to The Lawe in the north.

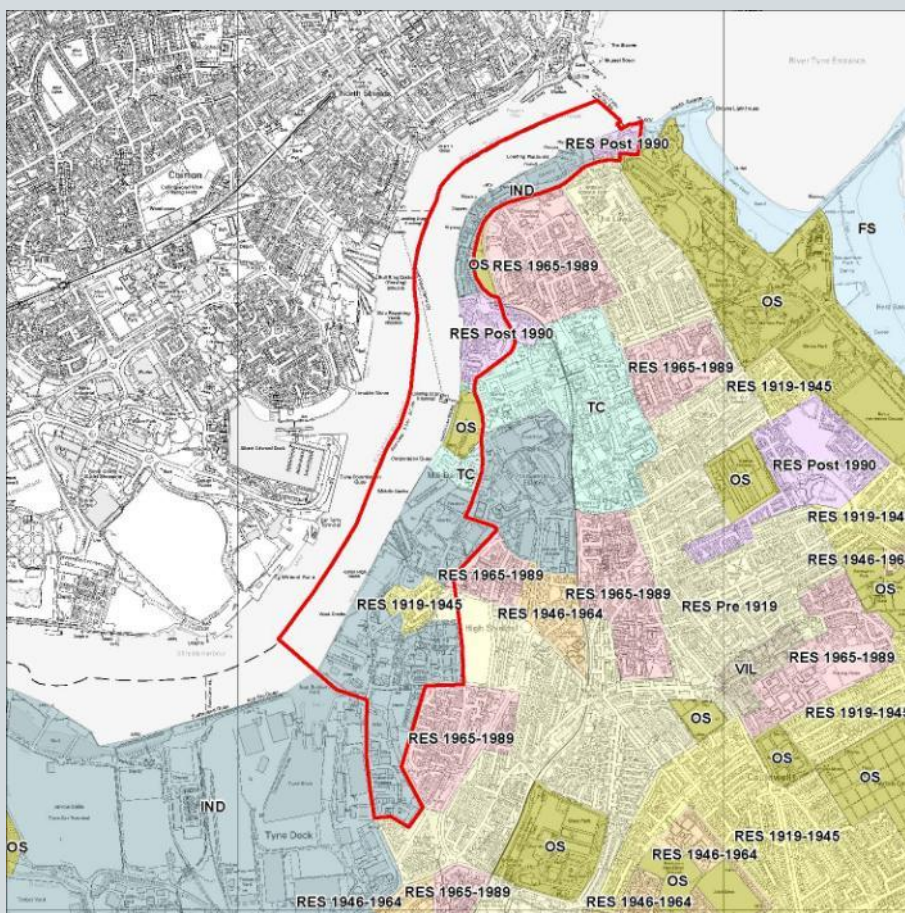


Figure 4.43 Character Area 14 location and land use

Land use

- Much of the area is industrial and commercial, though many of the riverside sites have been abandoned and are now vacant.
- Closer to South Shields town centre, redevelopment of the waterfront has begun. The Customs House is a key attraction, and the area around it will become a new open space, while housing development has been established around Market Dock.
- Further north, land use is mixed, with small-scale commercial sites, office development, new housing, and the Marine Safety Training Centre.
- The South Shields Riverside Regeneration Area occupies the central part of the area. SPD 8⁷ sets out proposals for the creation of four connected mixed-use neighbourhoods within this area, which will transform the riverside landscape.

Built form

- A wide variety of building types, functions and scales. Within industrial areas, most distinctive are the remaining older buildings, such as the Rose and Crown pub, now isolated among vacant sites.
- The Customs House has been extended as a successful arts venue, and the neighbouring streets have been sensitively renovated.
- Redevelopment has been designed around old docks, with public art adding another layer to the cultural heritage of the area.

⁷ South Tyneside Council (2009) SPD 8 South Shields Riverside Regeneration Area.



Figure 4.44 Character Area 14 aerial photo

Open space

- Although open space within the area is limited, the Harton Staithes area is to be redeveloped as a major new park linked to the town centre and the Customs House.
- Elsewhere, vacant land provides green space. There are mature trees around the residential pocket at Commercial Road, and along the nearby former railway line. The steep banks of The Lawe also support dense vegetation.

Views

- This is an outward-looking area, with views along and across the river to North Tyneside. Several areas are relatively elevated above the river banks and enable longer views, particularly from the edges to The Lawe.
- Landmark features including the ferry terminal, and public art such as the "Spirit of South Shields".



Isolated building at Hill Street



Customs House, Mill Dam

Character Area 15 (Urban): High Shields

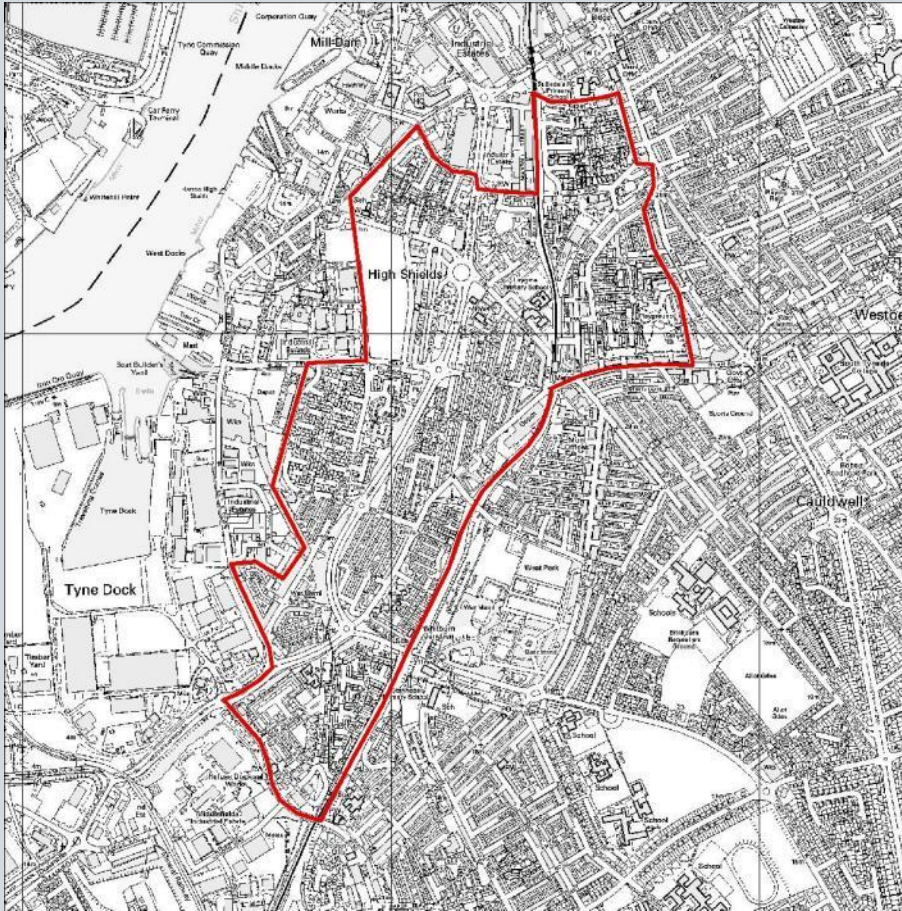


Figure 4.45 Character Area 15 location

Location and boundaries

- This area lies to the south-west of South Shields town centre, including High Shields and part of Chichester.
- It is defined by the edge of the riverside area to the west, by the fringes of the town centre to the north, and by the transition to older built form to east and south.

Key characteristics

- Fragmented residential area, with pockets of older terraces amongst modern infill.
- Subdivided by transport corridors including the Metro and more recently built dual carriageway.

Physical influences

- The landscape undulates gently across the area, though there are no distinct landforms.

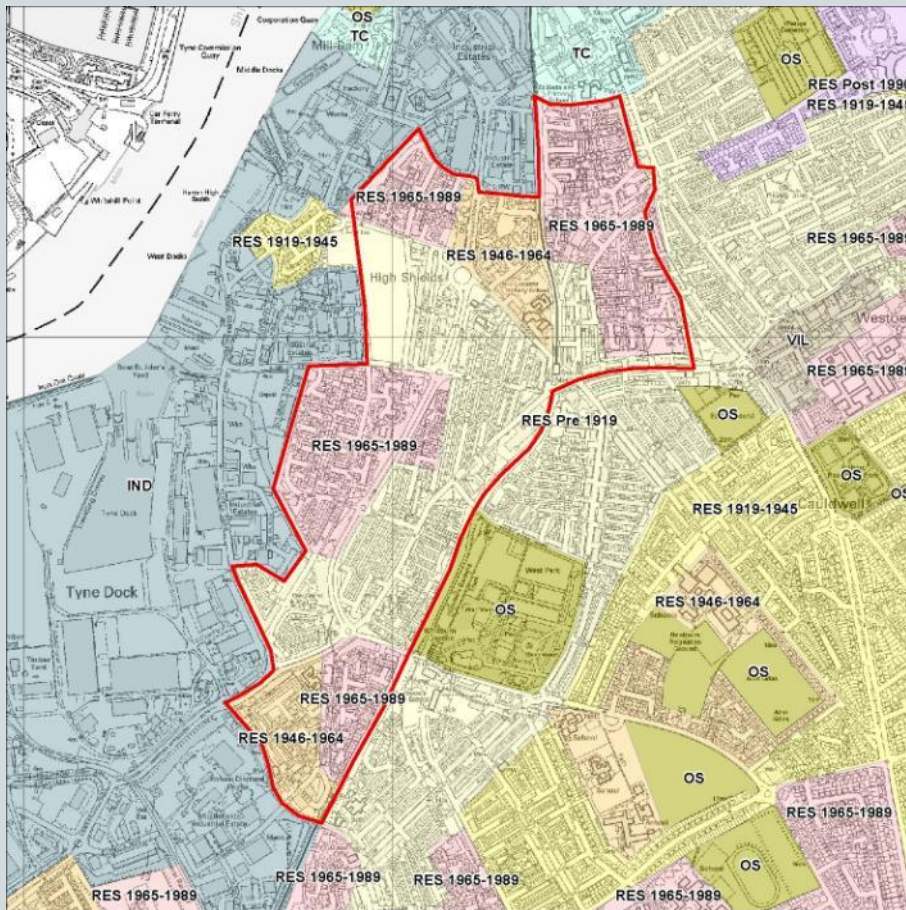


Figure 4.46 Character Area 15 location and land use

Land use

- The area is predominantly residential, but is fragmented into blocks of different ages and styles.
- There are pockets of commercial land use, and the area is dissected by transport corridors, most prominently the dual carriageway A194.

Built form

- There are parcels of Victorian/Edwardian terraces, though these are isolated within more recent development. Later development is mainly later 20th century.
- Locally distinctive buildings include a number of elaborate public houses, and the former tram depot at Chichester.



Figure 4.47 Character Area 15 aerial photo

Open space

- Formal open space is limited. Where the A194 has been widened, incidental green spaces have been created, with now maturing vegetation.
- Other incidental green space is located within more recent developments, and mature vegetation follows the railway.

Views

- There are few views across this area, particularly within the denser terraced areas. From the A194, relatively little of the area is visible aside from the adjacent open space.



Victoria Road



Dean Road

Character Area 16 (Urban): South Shields Centre

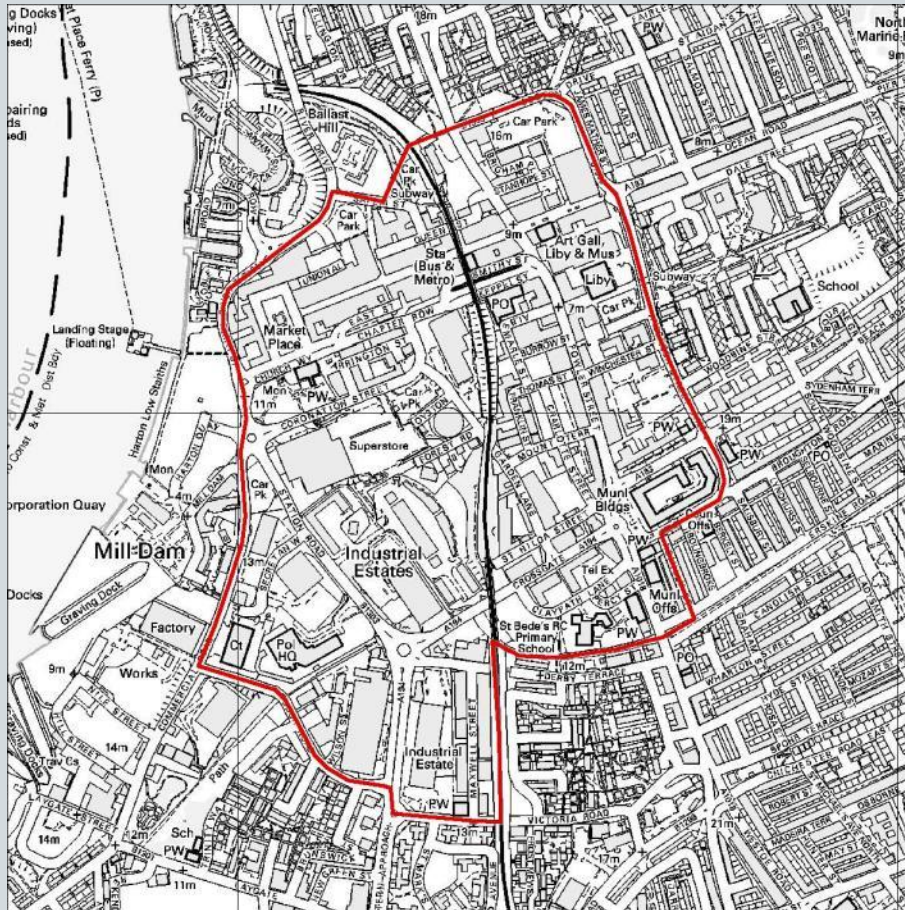


Figure 4.48 Character Area 16 location

Location and boundaries

- This area covers the town centre of South Shields.
- The boundaries have been selected to include the main shopping areas, the town hall, and adjacent light industrial estates.

Key characteristics

- Principal retail area within the borough. Formal high street with grand commercial buildings.
- Retail parks blend into industrial estates at the fringes.
- Car parking and other utilitarian areas at the edges of the shopping district.

Physical influences

- The landform is gently undulating, falling west to the river, and rising north towards The Lawe.

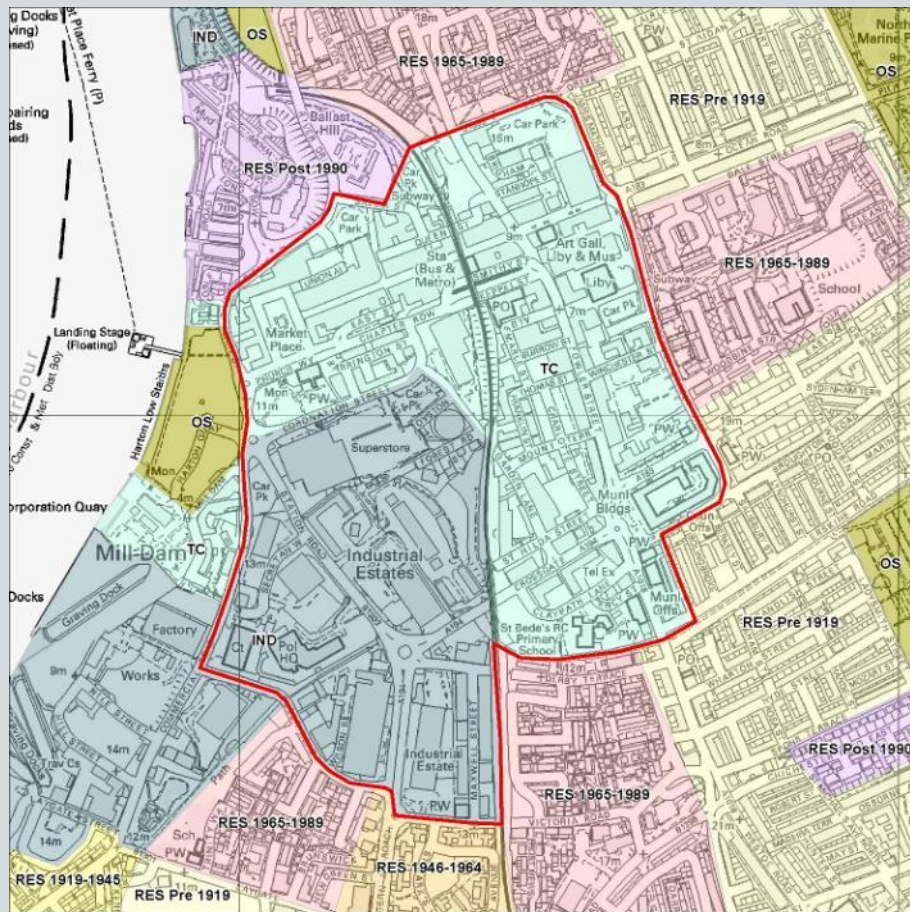


Figure 4.49 Character Area 16 location and land use

Land use

- This is the central business district of the town, and the principal commercial area within South Tyneside. Shops are focused along King Street, with retail parks extending south and merging into industrial estates.

Built form

- The town centre retains much of its original gridded structure along King Street and to the east, though the buildings themselves are more varied in age and style.
- Along King Street, grand banks stand side by side with blander modern infill. The Metro bridge and the Old Town Hall are the key landmarks.
- Other principal buildings which define the area's character include St Hilda's Church and the Town Hall.
- To the south, industrial buildings are preserved as heritage features, though now isolated within retail parks and transport corridors.
- At the outer edges, the town centre is less distinctive, with a number of car parks and undistinguished retail and office buildings.



Figure 4.50 Character Area 16 aerial photo

Open space

- King Street is pedestrianised, and is linked via the market square to open space at St Hilda's Church, and beyond to the riverside. The mature trees at the church are an important feature, with trees limited across the town centre. There are small street trees on King Street but few elsewhere.
- Incidental open space along the A194 and the Metro line provides some woodland and scrub.

Views

- Views are contained within the area. Riverside views are available only at the western edge of the area.
 - The clock tower of the Town Hall is a significant landmark within the mainly low-rise town centre, and is widely visible approaching the area.
-



Preserved building of St Hilda's Colliery

Character Area 17 (Urban): The Lawe and Ocean Road



Figure 4.51 Character Area 17 location

Location and boundaries

- Located in the north of South Shields, this area occupies elevated land above the river mouth. It is bounded to the north and west by steep slopes, and to the east by the Marine Parks (LCA 25). Ocean Road forms the southern boundary, marking a slight change in character (LCA 18).

Key characteristics

- Elevated ground at the mouth of the River Tyne.
- Steeply-sloping streets, with distinctive stepped roofscapes and rows of dormers.
- Views across the river and to the coast from the edges of the area.
- Internationally-important Roman remains.

Physical influences

- Although not high, The Lawe is relatively elevated above the low-lying riverside and coast, and above the town centre to the south.
- With water on three sides, the area has some characteristics of a headland.
- Prominent location above the river mouth has led to a long history of settlement.



Figure 4.52 Character Area 17 and land use

Land use

- The area is residential, with schools and churches, and some open space.
- Ocean Road is a commercial strip extending from the town centre towards the foreshore, and with a distinctive concentration of curry houses and bed and breakfast accommodation. Guest houses are also a characteristic feature of the streets facing North Marine Park.

Built form

- The eastern half of The Lawe comprises Victorian/Edwardian terraces, with grander buildings facing North Marine Park. Within this area, the reconstructed Roman fortress is a surprising landmark.
- The western half is composed of more modern housing, dating to the 1960s and 1970s.
- The concrete bridge carrying River Drive over the Metro line is a highly visible landmark seen from the riverside below.



Figure 4.53 Character Area 17 aerial photo

Open space

- The compound around the Roman site is the main area of open space in the east, though given over to interpretation of the ruins rather than recreation. Immediately to the east there are close links to North Marine Park
- Amenity space permeates the western half of the area, and is extensive around the western edge of the area. This space facilitates movement amongst the housing, and is dominated by mown grass and small trees.
- The steep slopes on the north and west sides support semi-natural woodland.

Views

- From the northern and western edges of the area, elevated views are available over the riverside, and across the river to North Shields.
- To the east, views are filtered by trees in North Marine Park, but open up to include Littlehaven Beach and the mouth of the Tyne.
- Looking south, views are directed by the downward sloping terraces, towards the area beyond Ocean Road.



Arbeia Roman Fort

Character Area 18 (Urban): Westoe



Figure 4.54 Character Area 18 location

Location and boundaries

- This area lies to the east and south-east of South Shields town centre. It stretches from Ocean Road to South Tyneside College at Westoe.
- The eastern boundary takes in the site of Westoe Colliery, but excludes inter-war suburban housing to the south-east. The western boundary follows the edge of the town centre, then the boundary between older terraced houses and later infill.

Key characteristics

- Large intact area of terraced housing, with strong linear street pattern.
- Historic core of Westoe village with its quiet tree-lined street and Georgian brick buildings.
- Seen as a low wooded hill, prominent in wider views across South Shields.

Physical influences

- The area is gently undulating, rising to a gentle north-south ridge, with its highest point (37 m) at Westoe village.

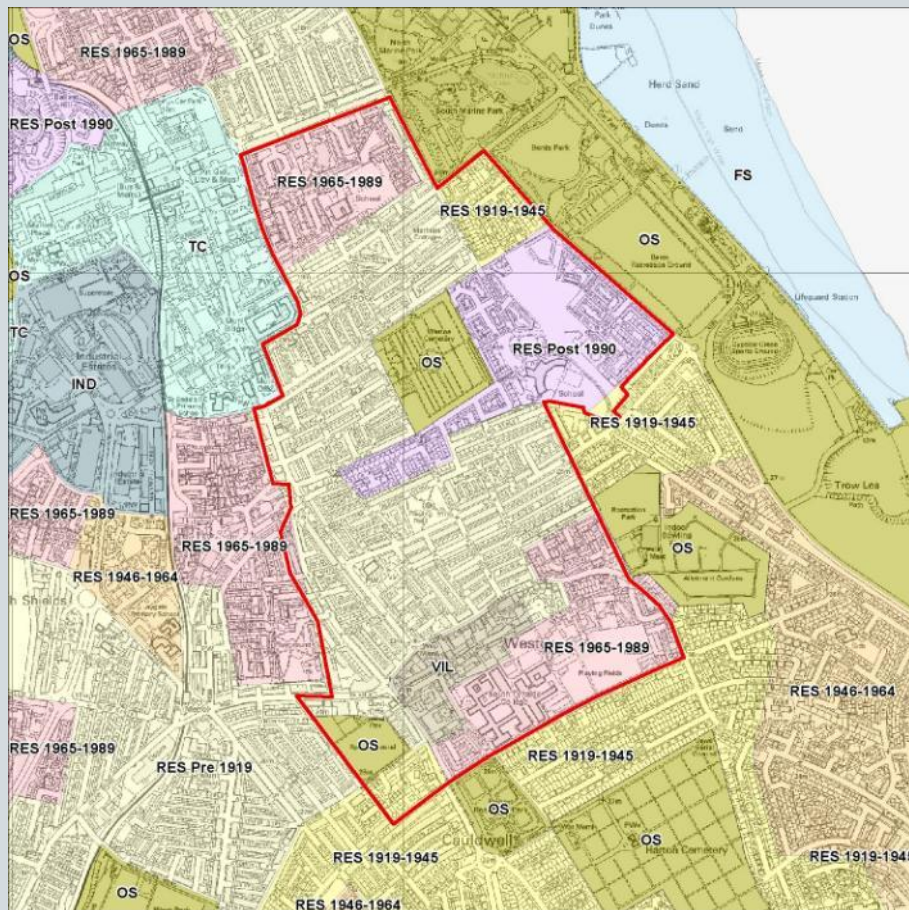


Figure 4.55 Character Area 18 location and land use

Land use

- This is a residential area for the most part. To the north-west, Westoe Road takes on a commercial character as it approaches the town centre, and there is a local commercial centre at Dean Road in Westoe village.

Built form

- The terrace is the principal building type in this area, though with a degree of local variation. Rows of terraces, divided by narrow back alleys, run over the low ridge in roughly parallel lines.
- Towards the seafront, these terraces tend to be larger and grander, and have also been modified over the years. Plainer two-storey terraces are located further inland.
- Within Westoe village, Georgian buildings remain along the village street. Large Georgian houses also line Beach Road.
- Recently-completed development on the Westoe Colliery site is relatively large in scale. Smaller-scale infill at Berkley Street better reflects its surroundings.



Figure 4.56 Character Area 18 aerial photo

Open space

- There are few substantial areas of open space, but those which are present are of high quality. There are good links out to the Marine Parks to the east, though to the west the area is denser and less open.
- Westoe Cemetery and Westoe village have important concentrations of mature trees. Remnant street trees remain in places, for example Wharton Street and Mowbray Street, though they clearly continue to suffer damage.

Views

- Linear glimpses along the broader streets occasionally give views to the sea, from the eastern part of the area.
- The low wooded hill of Westoe village is important in views of the wider South Shields landscape.



Horsley Hill Road

Character Area 19 (Urban): West Harton

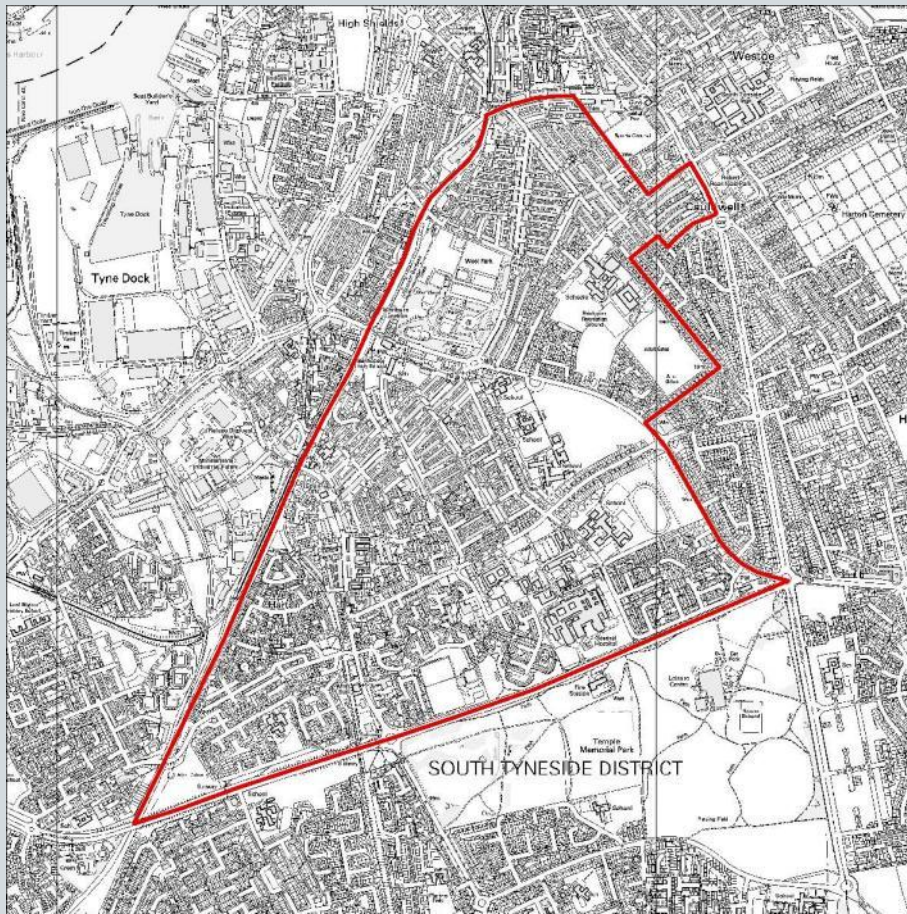


Figure 4.57 Character Area 19 location

Location and boundaries

- This large fragmented area lies to the south of South Shields.
- It is clearly defined to the south by the A1300 John Reid Road, and to the north-west by the Metro line. To the east the boundary follows the edge of the more homogenous Harton area (LCA 22).

Key characteristics

- Fragmented residential area, with a range of periods represented.
- Intact core of large terraced houses around West Park.
- Transition from terrace pattern to more modern urban forms across the area.
- Extensive institutional sites.

Physical influences

- There are gentle undulations and local high points, but generally the area is not strongly influenced by topography.

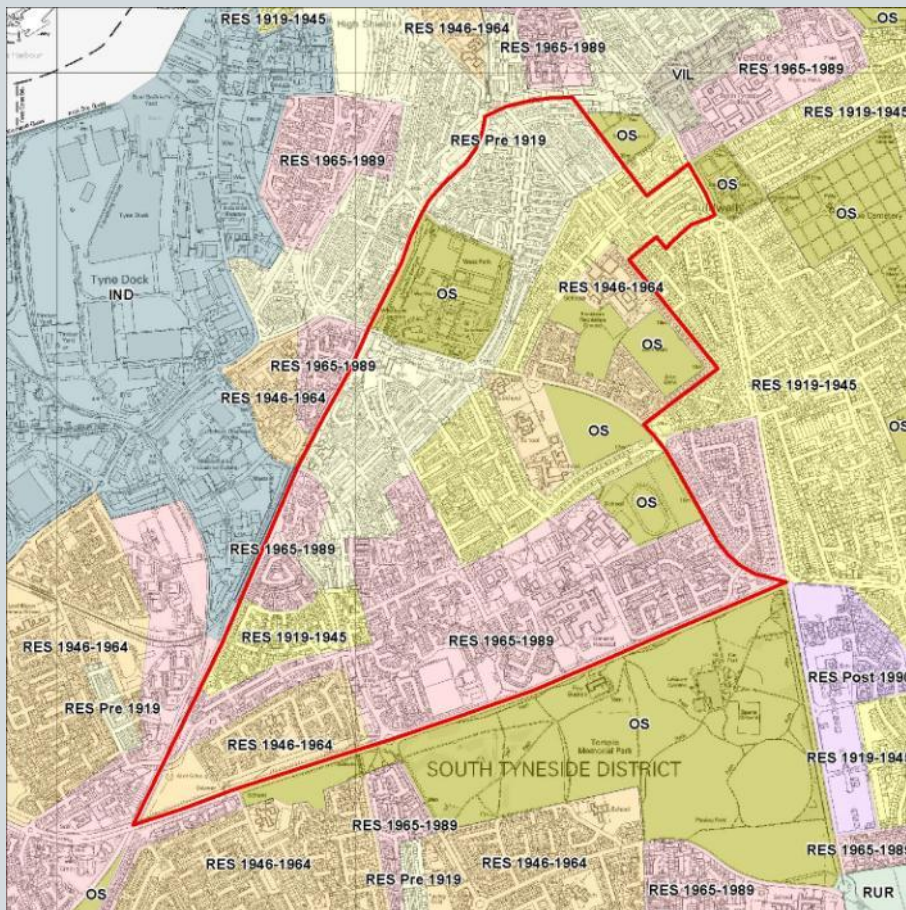


Figure 4.58 Character Area 19 location and land use

Land use

- The area is primarily residential with associated schools, community buildings and open space. There are several small local commercial centres.
- The South Tyneside District Hospital occupies a substantial site in the south of the area.

Built form

- Older development is located to the north-west, along the railway line, and grew up in association with the docks to the north. These areas comprise terraces dating to before and after WWI. The most distinctive terraces are located on Stanhope Road, facing West Park.
- A range of more recent infill and suburbs have developed around this area, becoming less dense in pattern to the south.



Figure 4.59 Character Area 19 aerial photo

Open space

- West Park is an attractive, mature formal park, centred on a bandstand and with both formal and informal recreational facilities.
- School playing fields and allotments form an extensive open area in the east.
- Linear open spaces run through the area, following the dense network of former railway lines that once passed between the terraces.
- The more recent, lower-density housing developments have incorporated open space into their layouts.
- Temple Park lies close by, but the dual carriageway A1300 is a barrier to access.

Views

- From the high point of Morton Road and parallel streets, there are long framed views south across Harton to Cleadon Hill.



Stanhope Road at West Park



Looking south along Mortimer Road

Character Area 20 (Urban): Biddick Hall and Whiteleas

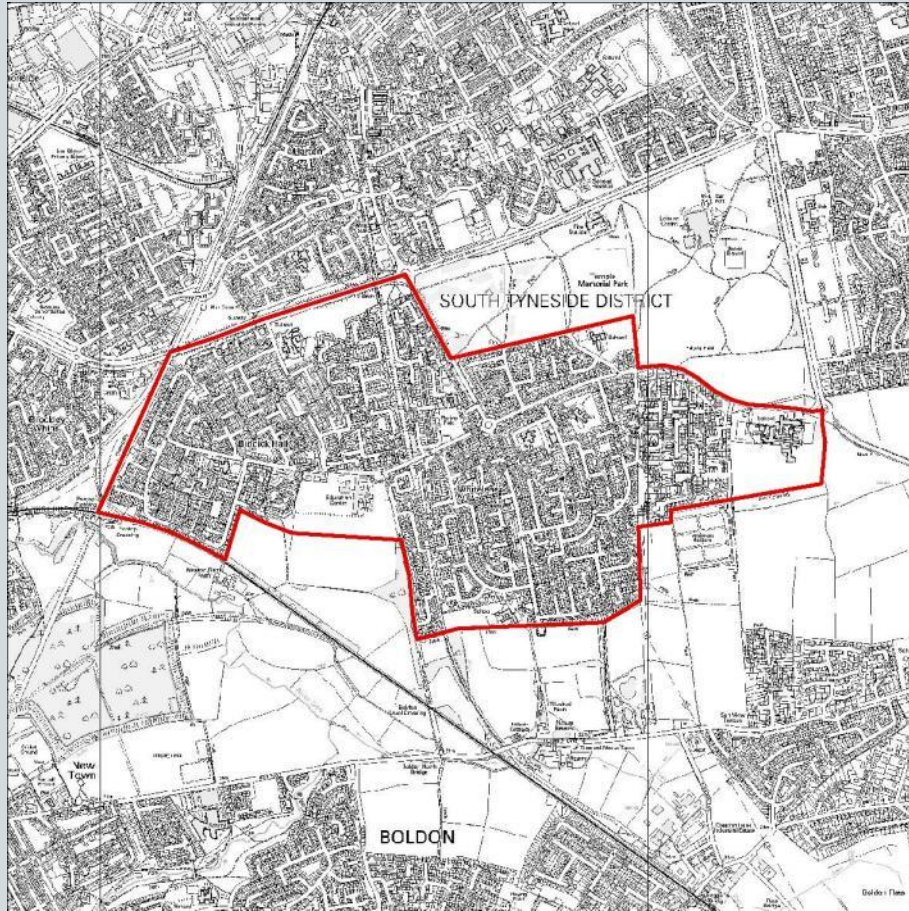


Figure 4.60 Character Area 20 location

Location and boundaries

- This large suburb lies to the south of South Shields.
- It is separated from the rest of the settlement by the A1300 John Reid Road, and from Simonside (LCA 11) by a disused railway line.

Key characteristics

- Extensive suburban development built over a short period, with strong consistency of form and style.
- Urban edge location, adjacent to agricultural areas and extensive open space.

Physical influences

- This area is almost entirely flat, and is not influenced by topography.

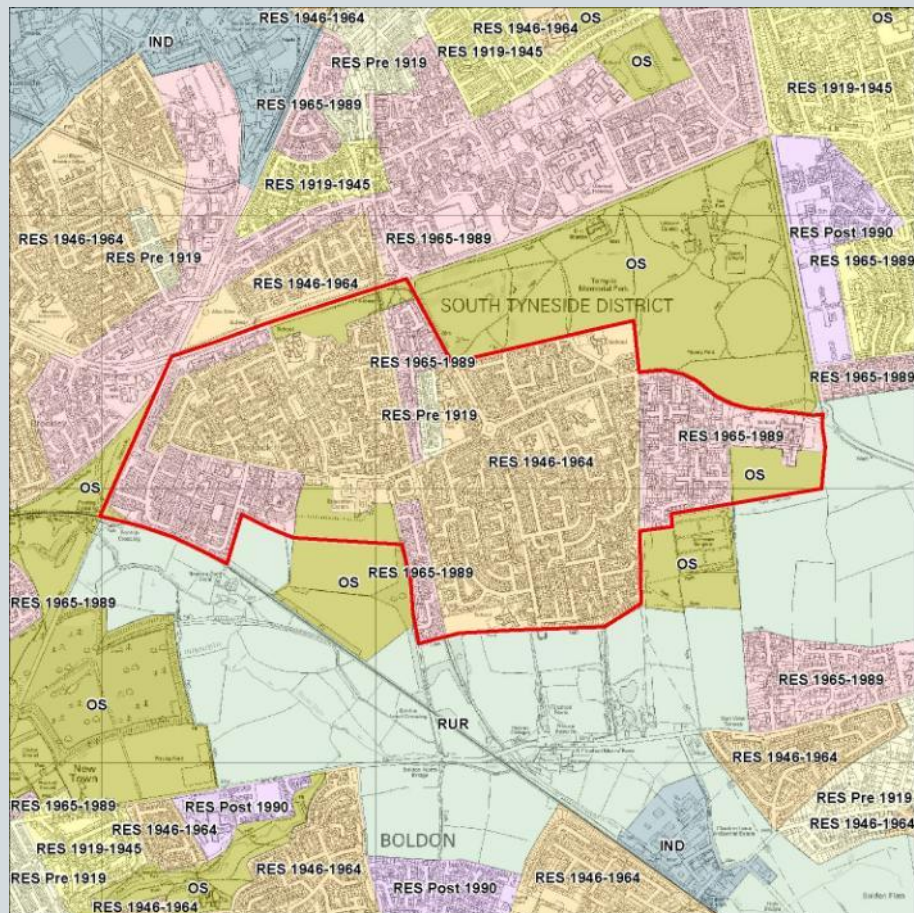


Figure 4.61 Character Area 20 location and land use

Land use

- The area comprises large-scale residential suburbs, with associated community buildings, schools and local shops. There is no distinct centre.
- There are areas of open space, with connections out of the area.

Built form

- Most of this area comprises low rise extensive suburban development, constructed during the 1960s. As such the area has a strong degree of homogeneity, with little variation in character across the area.
- At Gosford Avenue are two isolated early 20th-century terraces which predate development of the suburb.
- Several large schools serve the area, providing community focal points.



Figure 4.62 Character Area 20 aerial photo

Open space

- Open space is primarily associated with school playing fields. There is a high proportion of small greens and incidental green space running through the suburbs.
- The area is well-placed to take advantage of neighbouring open space to the north (Temple Park) and south (the urban fringe including Tiledsheds LNR) and other accessible spaces.
- A disused railway line forms a valuable north-south link through the area.
- Broader streets have good provision of street trees.

Views

- Due to the flat terrain, there are few views within this area. Views out from the settlement edges overlook the surrounding urban fringe, with views of Cleadon Hill and Boldon Downhill.
- The bridge carrying Galsworthy Road over the former railway line offers a limited panorama, with glimpses of Cleadon Hill.



Whiteleas Way



Sheridan Road

Character Area 21 (Urban): Temple Park

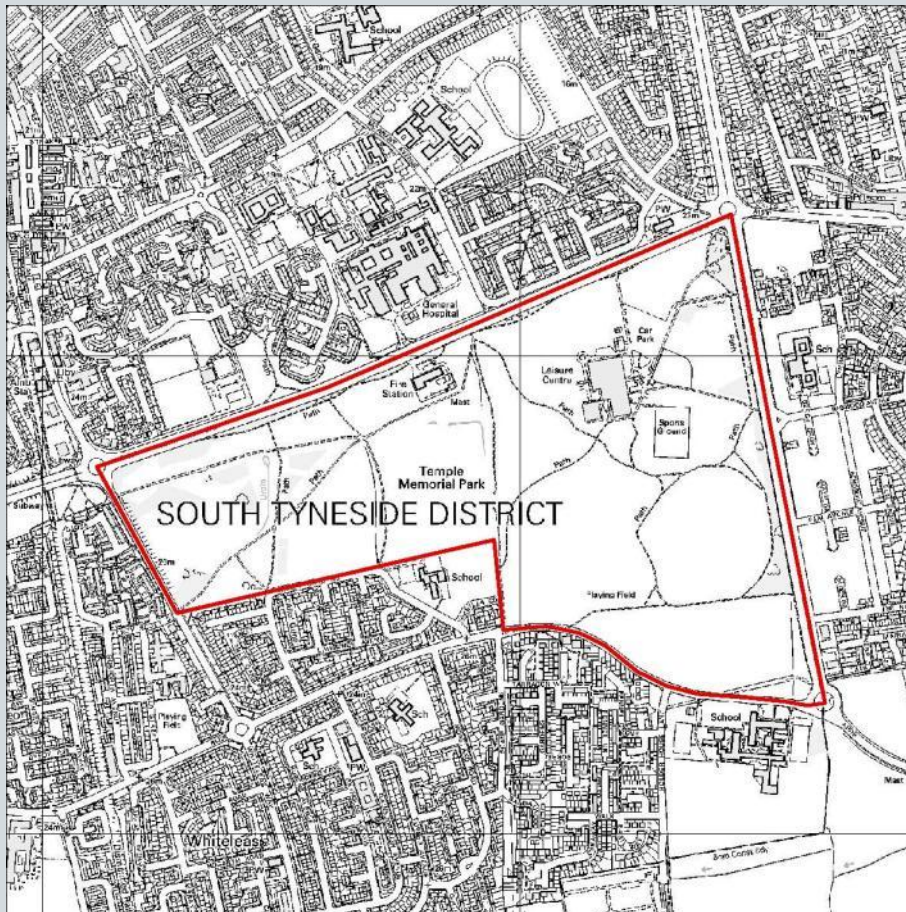


Figure 4.63 Character Area 21 location

Location and boundaries

- Temple Park is a discrete block of open space, located between Whiteleas and Cleadon Park.
- It is bounded by dual carriageways to the north and east, and to the south-west by the edge of the Whiteleas estate.

Key characteristics

- Extensive open space of mixed semi-natural and amenity character.
- Entirely surrounded by built up areas, though it feels connected to the wider urban fringe.
- Mounded landform and clumps of woodland and scrub provide visual and spatial interest.

Physical influences

- The area is naturally flat, with the present mounds and undulations being the result of former clay pits and landfill activities.

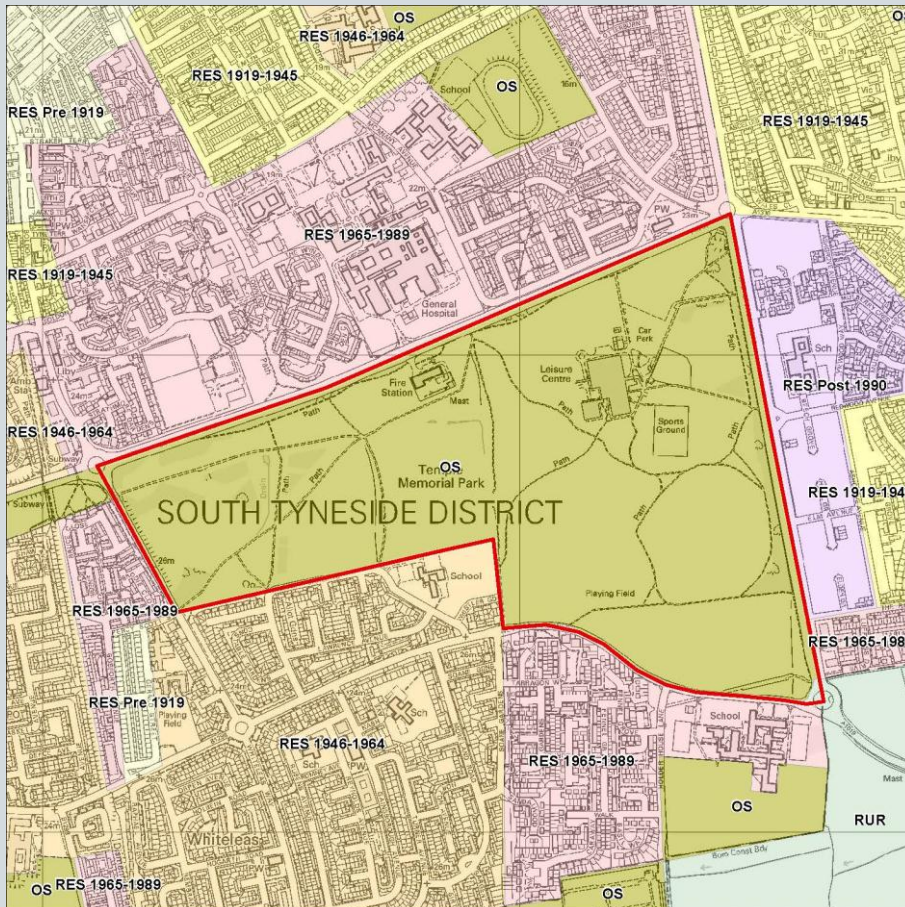


Figure 4.64 Character Area 21 location and land use

Land use

- Since the cessation of landfill, the area has been reclaimed and landscaped as public open space.

Built form

- The extensive Temple Park leisure centre occupies a large section at the north-east of the park, and a fire station is located on John Reid Road.



Figure 4.65 Character Area 21 aerial photo

Open space

- The park provides both amenity space and playing fields, and semi-natural habitats managed for biodiversity.
- Amenity grassland occupies the area around the leisure centre and to the south. The remaining areas are managed as a mosaic of rough grassland, woodland and scrub. Small wetland areas and a pond provide habitats of biodiversity value.
- A network of paths provide access through the area, and there are good links to surrounding residential areas, though the dual carriageways act as barriers.

Views

- Although only slightly elevated, mounds within the park offer views over the surrounding housing, to Cleadon Hill, Boldon Downhill, and Penshaw Monument in the distance.



Temple Park Leisure Centre



Temple Park looking east to Cleadon Hill

Character Area 22 (Urban): Harton

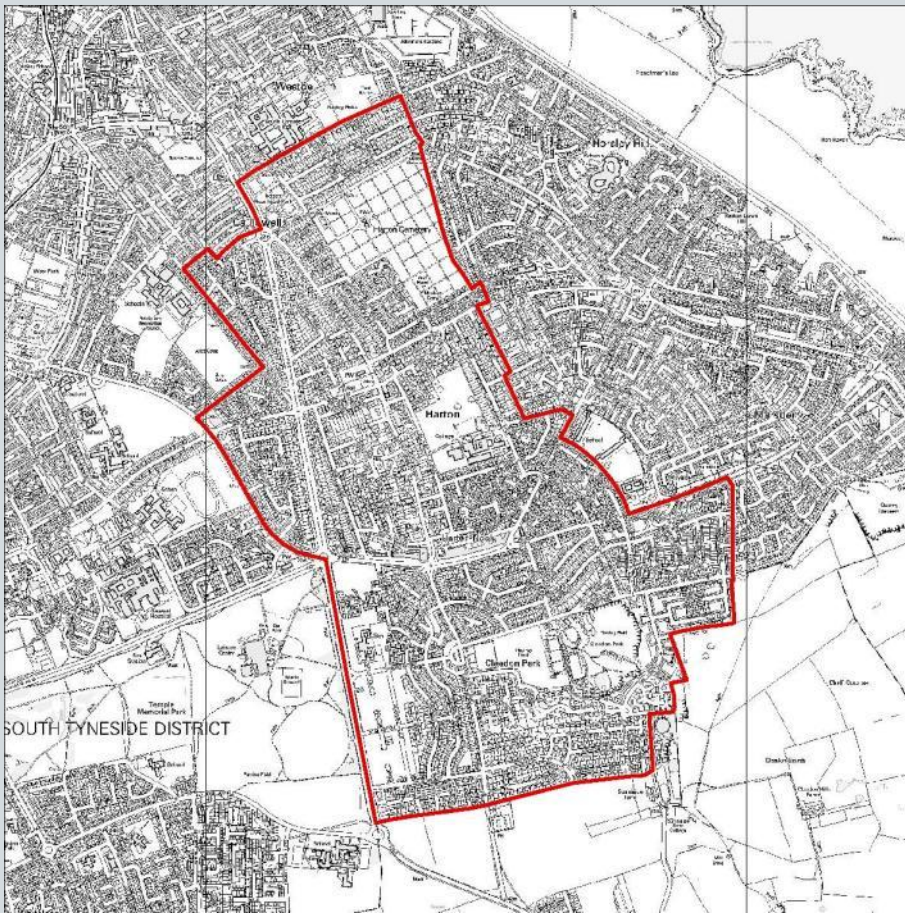


Figure 4.66 Character Area 22 location

Location and boundaries

- Located in the south of South Shields, this extensive suburb includes Cauldwell, Harton Nook and Cleadon Park.
- The boundaries are defined by the extent of the area laid out in the inter-war period, as distinct from the later post-war developments to the east (LCA 23).

Key characteristics

- Extensive suburb largely laid out in the inter-war period, and built up both before and after WWII.
- Remnant core of Harton village around St Peter's Church.
- Residential areas rising up the slope of Cleadon Hill to the south.

Physical influences

- Most of the area is flat or very gently undulating. To the south, the suburb rises up the slopes of Cleadon Hill.

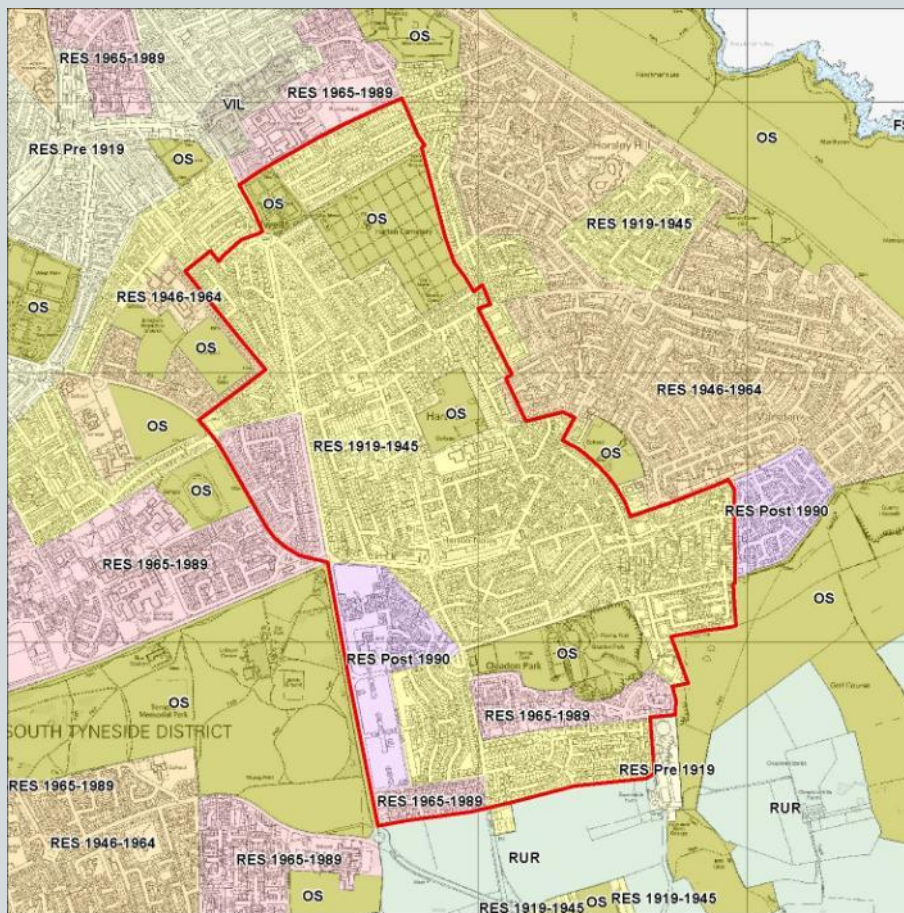


Figure 4.67 Character Area 22 location and land use

Land use

- The area is residential, with associated open space, schools, community buildings and local shops.
- The main local centres are at Harton Nook, and a very small remnant of Harton village around the church.

Built form

- The oldest buildings are at the former historic village core, and villas along Sunderland Road to the south. St Peter's Church is an important landmark.
- This core has been subsumed within mid-20th-century suburban development, almost exclusively of one- or two-storey brick semi-detached houses.
- Within this generally homogenous matrix are locally distinct estates, such as the larger houses on the edge of Cleadon Hill.
- Infill and redevelopment continues, with new housing under construction alongside King George Road.



Figure 4.68 Character Area 22 aerial photo

Open space

- Cleadon Park is a former quarry cut into the side of Cleadon Hill, and retaining distinctive limestone cliffs. At the other end of the area is the small, formal, Robert Readhead Park, closely associated with the neighbouring Harton Cemetery.
- Between these areas there is little public open space. Temple Park and Cleadon Hill are nearby, but connectivity through the area is weak.
- The low density of the housing enables a substantial amount of vegetation. Mature trees are most visible along the broad avenue of King George Road. Trees are also significant in the Cleadon Park and Harton village areas.
- At Harton Nook, only a few street trees remain along the shopping parade.

Views

- Views are mostly limited from this low-lying area. From the more elevated Cleadon Park views are available north across the town to Westoe and the coast.
- The Cleadon Water Tower is a landmark from this area.



Harton Village



Harton Cemetery



Tynedale Road



Looking north along Kyffin View

Character Area 23 (Urban): Horsley Hill and Marsden

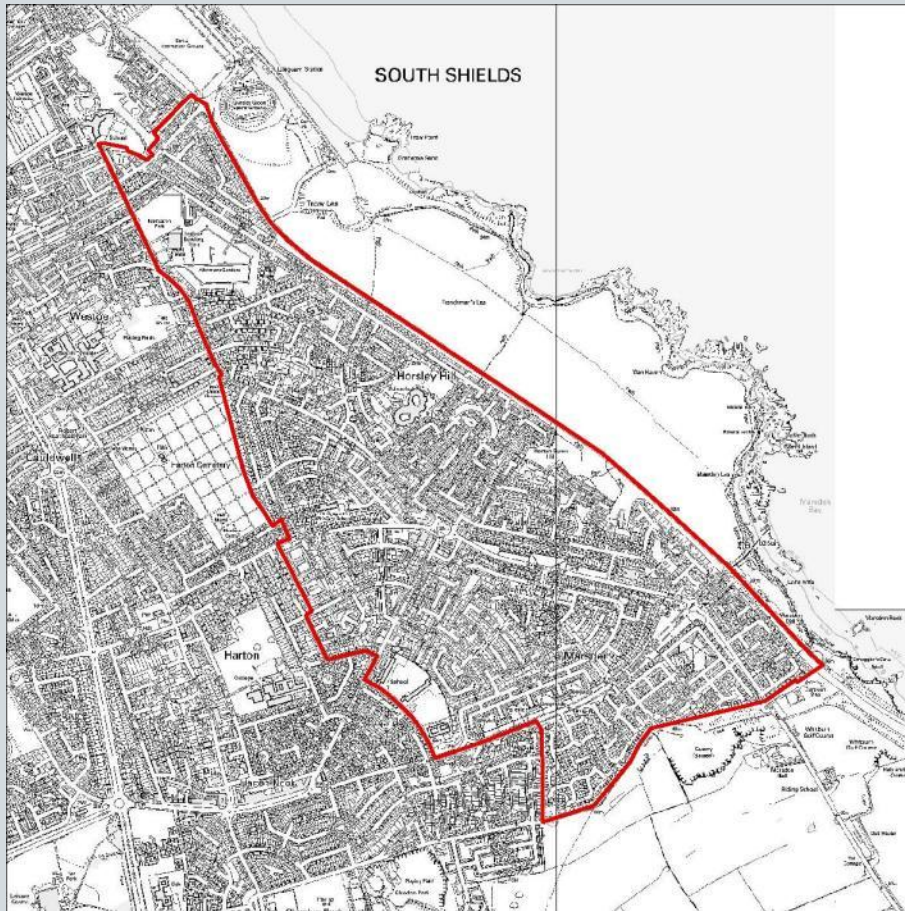


Figure 4.69 Character Area 23 location

Location and boundaries

- Located along the coast to the south-east of South Shields, this area includes the extensive suburbs of Horsley Hill and Marsden.
- The boundaries are defined by the extent of largely post-war development, more recent than Harton to the west (LCA 22). The eastern boundary follows the Coast Road along The Leas.

Key characteristics

- Very extensive post-war housing areas.
- Coastal influence along the eastern edge.

Physical influences

- The area undulates gently, with a low ridge running along the seaward side. This ridge separates much of the area from any coastal influence, though within the eastern edge of the area the coast is an important presence.
- The irregular Harton Downhill is a prominent feature along this ridge.

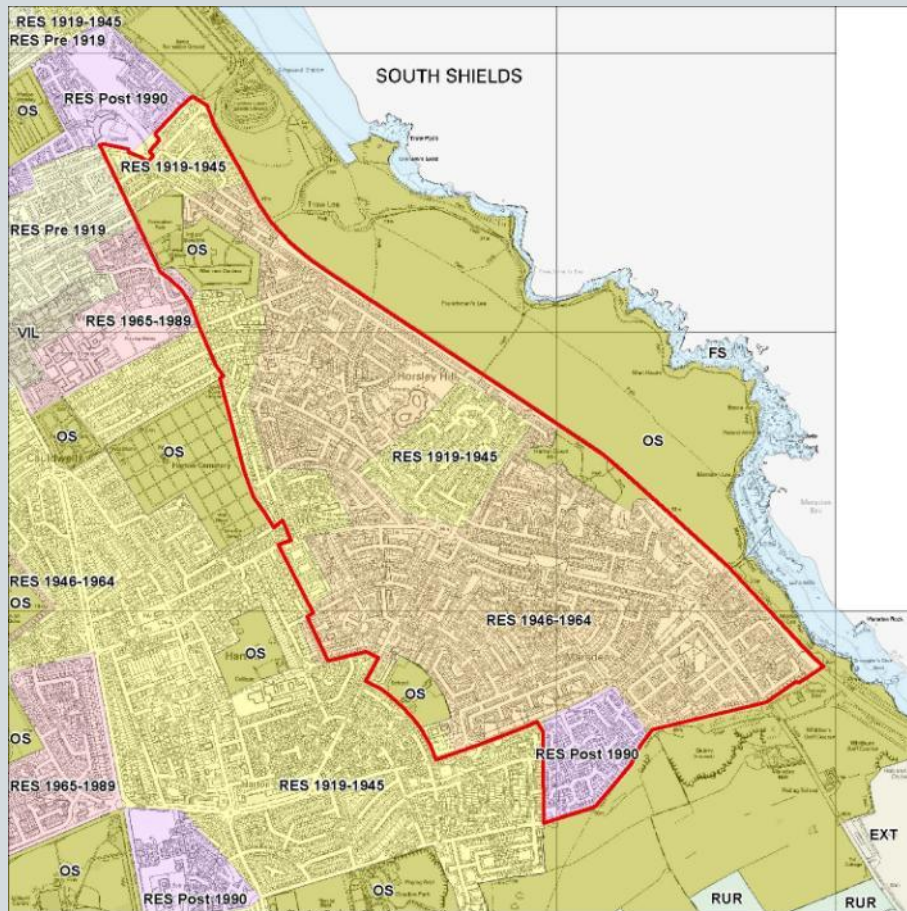


Figure 4.70 Character Area 23 location and land use

Land use

- This is an extensive suburban area, with associated open space, schools, community buildings and local shops. .
- Public houses provide local focal points, and there is a small commercial centre located in Horsley Hill.

Built form

- Most of the area was laid out in the post-war years, following the development of the Harton area to the west.
- Building styles and urban pattern is often similar to Harton, though more varied with later styles and layouts. There are areas of terraces and flats as well as semi-detached houses.



Figure 4.71 Character Area 23 aerial photo

Open space

- There is relatively little public open space in this area. Harton Downhill connects the area to The Leas and coastal open space, and to the south the housing borders Marsden Old Quarry LNR.
- There is a high provision of incidental space in residential areas, with street trees and broad verges on key routes. Overall connectivity of open space is weak across many areas.

Views

- From the eastern edge, particularly at Harton Downhill, there are long coastal views looking north to Tynemouth.
- Elsewhere views are limited. Cleadon Hill and the water tower are often visible to the south.



Horsley Vale



Marsden Lane

Character Area 24 (Urban): The Boldons

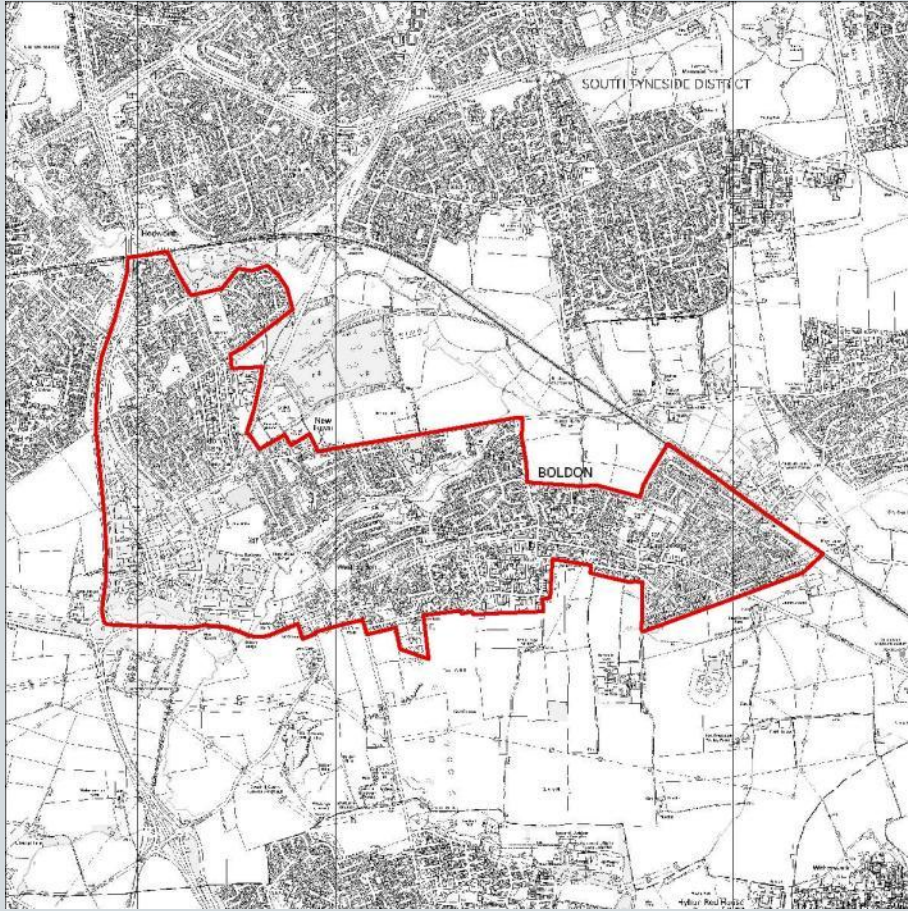


Figure 4.72 Character Area 24 location

Location and boundaries

- This area comprises the outlying settlements of Boldon Colliery, West Boldon and East Boldon, and the associated business park.
- It is bounded to the west by the A19, while the other boundaries are defined by the settlement edge.

Key characteristics

- Historic cores of West and East Boldon, and terraces of Boldon Colliery.
- Hilltop location of West Boldon, overlooking South Tyneside.
- River Don divides the area and provides open space.
- Landmark Quadrus office building at Boldon Business Park on the A19.

Physical influences

- East and West Boldon are built along a low ridge, which steepens to the west, rising to a high point (60 m) above the Don.
- The river flows through a shallow valley which divides the settlement, and returns to form the northern edge of the area.

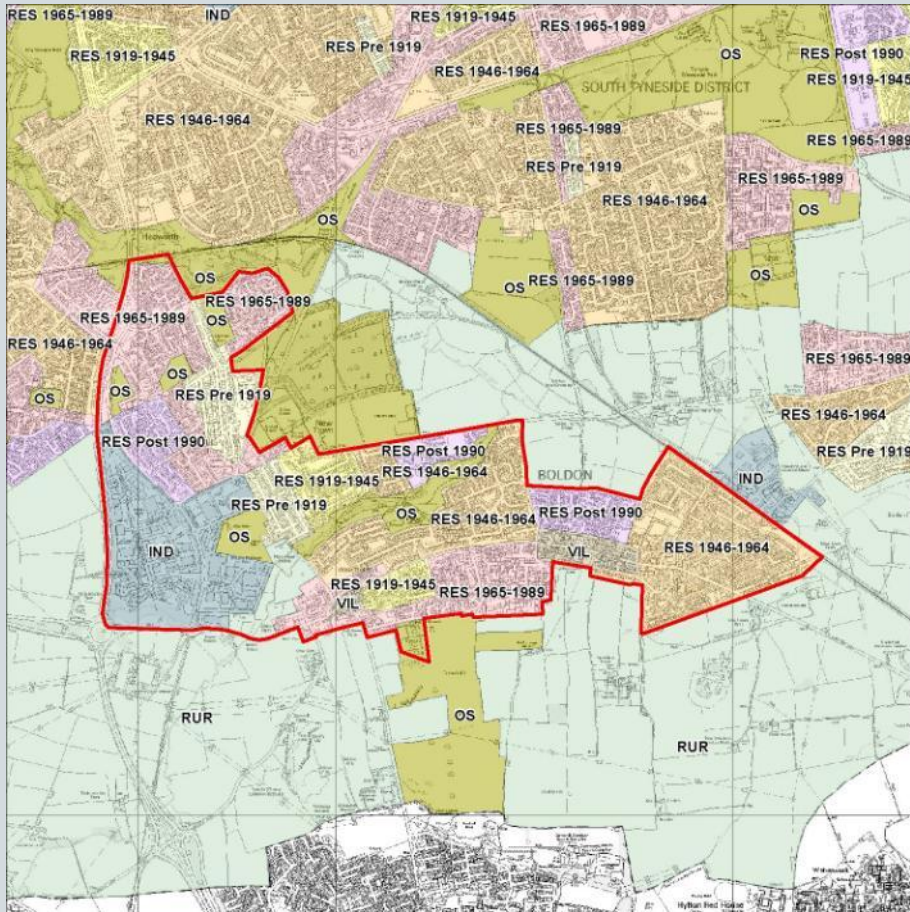


Figure 4.73 Character Area 24 location and land use

Land use

- The area is primarily residential, centred on the three villages. Suburban-style housing now surrounds the older buildings, though the village centres are still well defined.
- Boldon Colliery was associated with coal mines which have since closed and been redeveloped.
- Extensive business and retail development has been established in association with the A19 and A184 junction.

Built form

- The 13th-century St Nicholas Church stands at the high point of West Boldon, and a small, irregular village core of limestone buildings still surrounds it.
- East Boldon is of more recent origin, with a linear core dating from the 18th and 19th centuries. Several distinctive buildings stand on the main street.
- Boldon Colliery developed in the 19th century, with brick terraces constructed to house mine workers.
- In the post-war period, suburban type development around these cores has led to the amalgamation of the Boldons into a large settlement, without clear breaks between the three areas.
- Most recently, business and leisure development at Boldon Business park has expanded the built-up area westwards. The Quadrus building is now a landmark feature on the A19, though other retail development is less distinctive.



Figure 4.74 Character Area 24 aerial photo

Open space

- Semi-natural and amenity space follows the River Don as it flows through the Boldons and wraps around its northern edge.
- There is limited other open space within the settlements, but they are well placed to take advantage of surrounding accessible open areas including the former colliery land.
- Amenity space around the business park is attractive, with ponds and wetland of biodiversity value.

Views

- From the high ground in and between East and West Boldon, there are views north across South Tyneside.
- St Nicholas Church spire, though not tall, is prominently site local landmark.



Front Street, East Boldon



The Folly, West Boldon



Terraces on John Street, Boldon Colliery

Character Area 25 (Urban): Cleadon

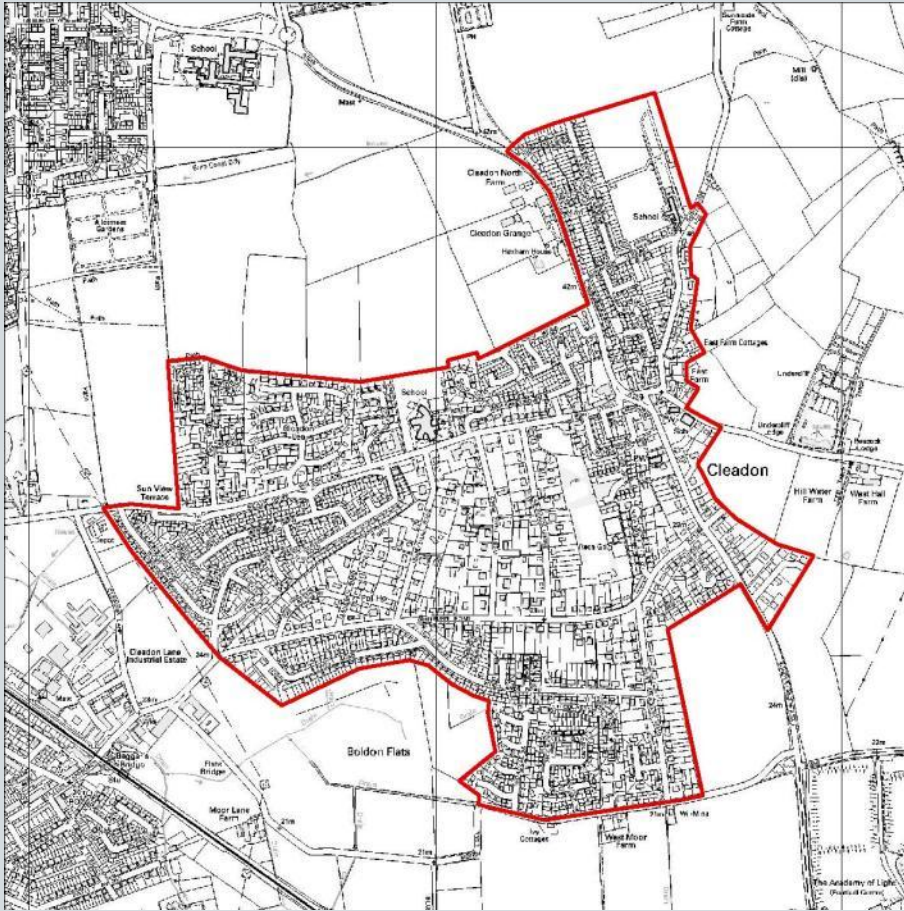


Figure 4.75 Character Area 25 location

Location and boundaries

- Cleadon is a discrete settlement located to the east of the Boldons and south of South Shields. The area is defined by the edges of the village.

Key characteristics

- Small historic core with modern insertions along the main street.
- Extensive garden suburb of Cleadon Plantation, with mature trees and cobbled lanes.
- Limestone boundary walls.

Physical influences

- Topography is gentle, with a shallow slope down from east to west.
- The underlying limestone appears in a number of buildings and prominent stone walls.

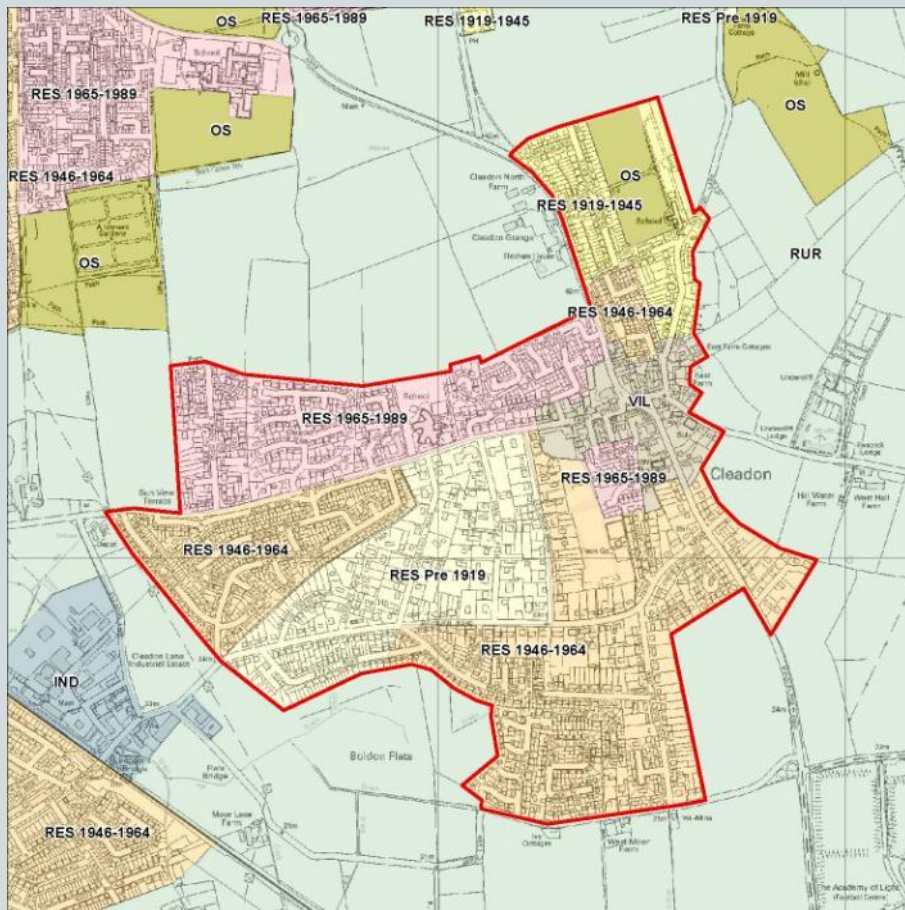


Figure 4.76 Character Area 25 location and land use

Land use

- This is a residential village, with a small commercial centre at Front Street.

Built form

- The historic village core survives east of the A1018, though further west modern buildings now sit amongst older structures. Important features such as All Saints Church, as well as more modest dwellings, remain.
- To the south-west of the core is Cleadon Plantation, developed as a garden suburb in the early 20th century and comprising numerous large villas set in mature grounds. Cobbled lanes, traditional lampposts and hedges form an attractive scene. Large modern buildings can be intrusive in this context.
- The surrounding areas are suburban in character, appended to the village in the 1960s, 70s and 80s.



Figure 4.77 Character Area 25 aerial photo

Open space

- The recreation ground is located at the heart of the village, and has a mature character derived from its past as a private garden.
- Other open space is limited, yet the village retains a green appearance, as a result of the quantity of mature trees and hedges, particularly in the village core and Cleadon Plantation.

Views

- Views along the wooded Whitburn Road and Boldon Lane are representative of this area's character. From these main streets, glimpses into the wooded Plantation can be seen.



Cleadon Plantation



Front Street, Cleadon



Junction of Front Street and Shields Road



Cleadon church

Character Area 26 (Urban): Whitburn

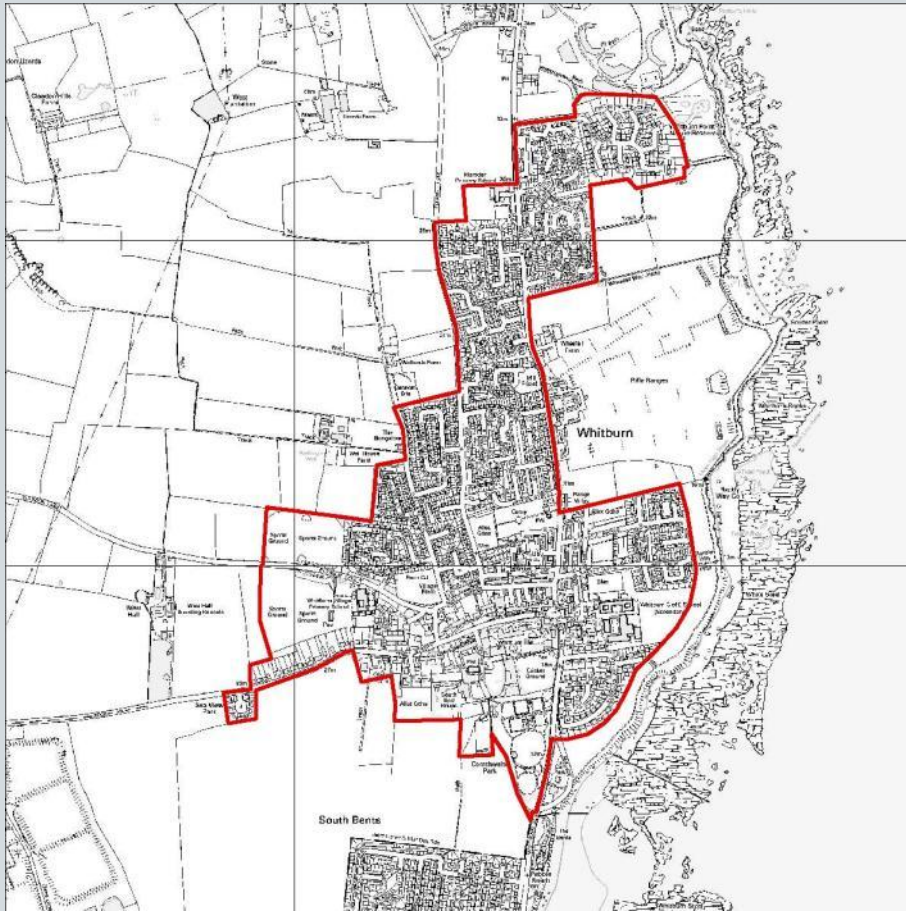


Figure 4.78 Character Area 26 location

Location and boundaries

- Whitburn is located by the coast in the south-east of South Tyneside. The area is defined by the edges of the outlying settlement.

Key characteristics

- Attractive, intact village green, surrounded by buildings of architectural interest.
- Mature trees within and around the historic core.
- Coastal setting of the eastern part of the village.
- Landmark windmill in the northern part of the settlement.

Physical influences

- The northern area of the village is flat, though the terrain undulates more steeply around the village centre. The eastern edge of the settlement has a strong coastal influence on its cliff top location.

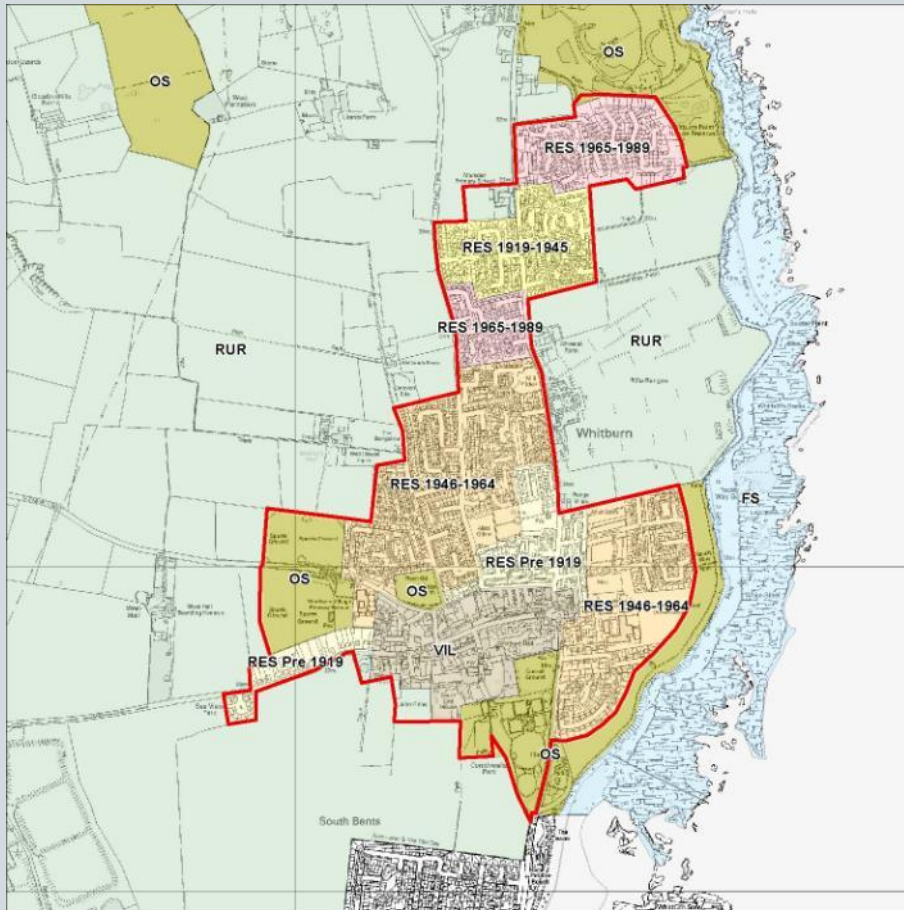


Figure 4.79 Character Area 26 location and land use

Land use

- This is a residential village, with associated community buildings and schools. Local shops are located on East Street.

Built form

- The historic core along Front Street comprises a range of attractive 18th and 19th century buildings, many constructed from local limestone. The medieval parish church is the focal feature to the south of the green.
- The village was expanded west with Edwardian villas, before major suburban-type expansion in the mid-late 20th century.
- In the north of the village is the landmark windmill, opposite the disused rifle ranges.



Figure 4.80 Character Area 26 aerial photo

Open space

- The linear village green is arranged along Front Street, with steeply sloping banks and mature trees.
- The village pond lies on a back street, adjacent to one of several recreation grounds in the village. Cornthwaithe Park is the village's principal open space, adjacent to the cricket ground.
- The density of mature trees particularly along Front Street and Church Lane gives it a deep green character, though elsewhere the village is more open.

Views

- Coastal views are available from the eastern edge of the settlement, with houses oriented to take best advantage.
- Along Moor Road, villas have been placed to face the long view south across Whitburn Bay



Pond at North Guards



Historic building on Front Street



Front Street



North Guards

Character Area 27 (Coastal): South Shields Foreshore

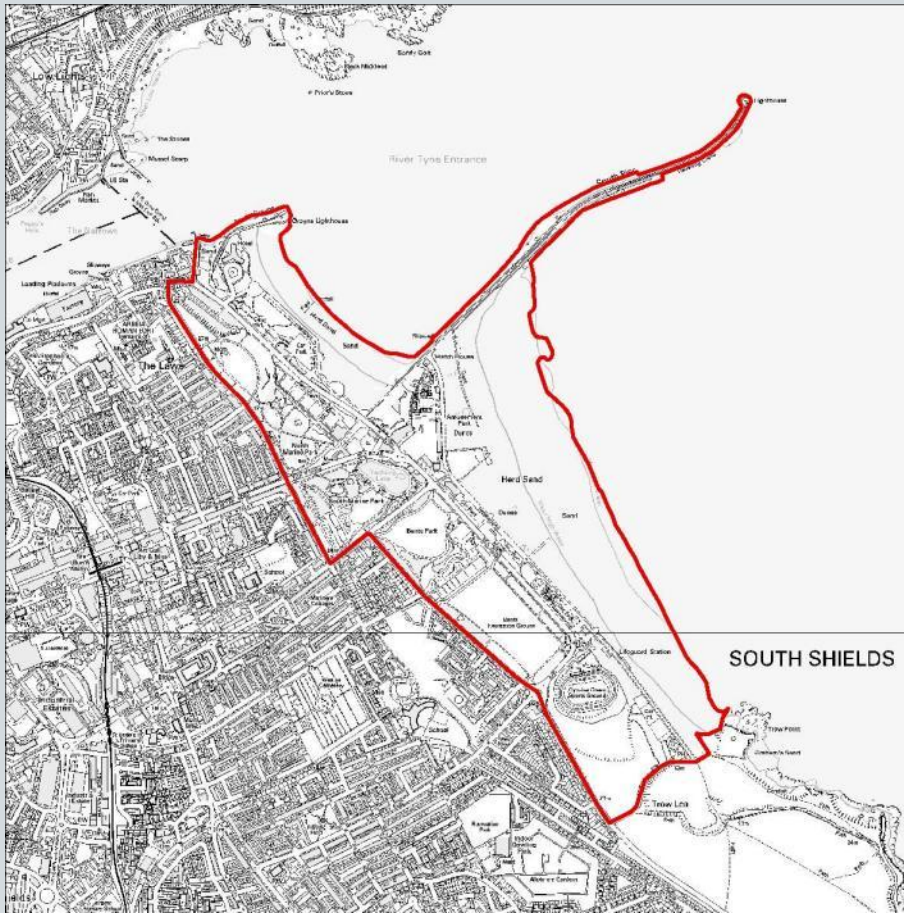


Figure 4.81 Character Area 27 location

Location and boundaries

- This area covers the coastal front of South Shields, from the River Tyne southward to Trow Point.
- The inland boundary follows the urban edge of South Shields. The southern boundary at Trow Point marks the transition from a sandy coast with formal recreational facilities, to a less developed rocky coast.

Key characteristics

- Broad sandy beaches and sand dunes, backed by formal recreational facilities.
- Parks and formal gardens, including nationally important Marine Parks. A range of leisure development and visitor facilities.
- Long South Pier jutting into the sea and defining the mouth of the Tyne.

Physical influences

- This is a deposition coast, with longshore drift bringing beach material up the coast to form substantial beaches. These have become enlarged due to the construction of piers. Blown sand from Herd Sand has led to development of a substantial dune system, the only one in the borough.

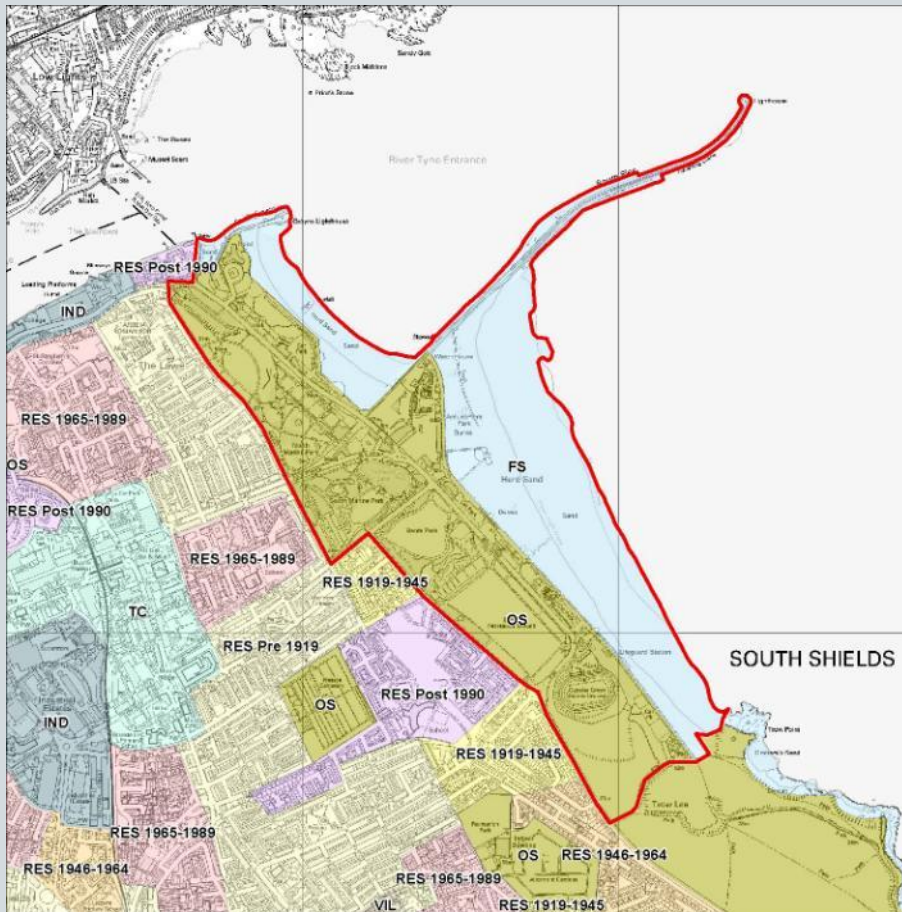


Figure 4.82 Character Area 27 location and land use

Land use

- The area comprises public open space, with associated leisure and recreational development.

Built form

- The scattered buildings along the sea front are assorted in form and generally informal in style, from the bland Littlehaven Hotel, to the colourful Dunes centre, to the neoclassical “Gandhi’s Temple” bandstand.
- The long, sinuous South Pier is a key feature, extending far into the sea. At night the lighthouse is prominent.



Figure 4.83 Character Area 27 aerial photo

Open space

- Of the three registered historic parks, South Marine Park has been recently restored and is an outstanding example of its type, with grand terraces and well-kept planting areas.
- North Marine Park suffers slightly in comparison, having some features in slightly poorer condition, though overall it is also a valuable and attractive space.
- Bents Park is the least elaborate of the three, comprising open grass and mature trees. The caravan park adds little to the appearance of this space.
- South again is the plainer recreation ground, and the dilapidated Gypsies Green Stadium.
- Public artwork has an important role, including sculptural lighting, decorative paving, and floral displays, as well as sculptures including the enigmatic "Conversation Piece".

Views

- From elevated parts of both Marine Parks, wide views are available across the sea front.
- Views along the coast take in the prominent ruins and other buildings overlooking the river mouth at Tynemouth. Looking south, views extend only as far as the cliffs of The Leas.



View north towards Tynemouth



Littlehaven Beach

Character Area 28 (Coastal): The Leas

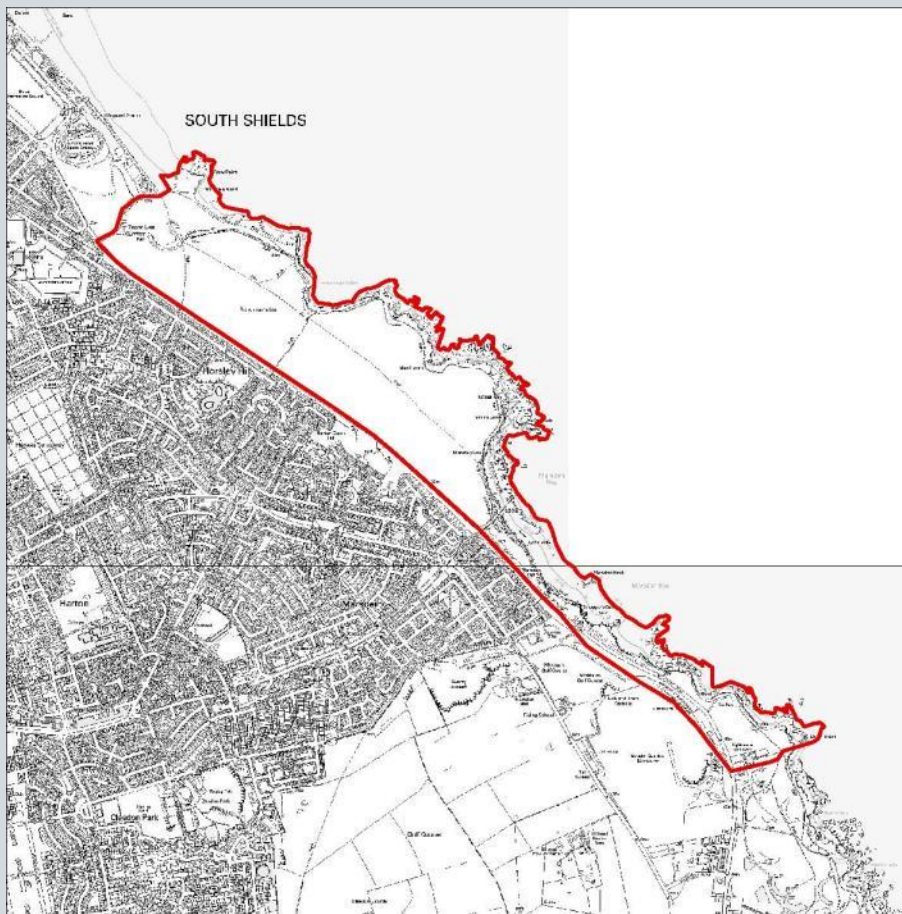


Figure 4.84 Character Area 28 location

Location and boundaries

- This area includes the elevated cliffs which extend from Trow Point to Lizard Point.
- The inland boundary follows the Coast Road.

Key characteristics

- Indented coastline of headlands and sandy bays. Broad Marsden Bay with distinctive stacks and arches, and steep limestone cliffs, rising to over 30 m in places; a major seabird colony.
- Cliffs are backed by broad, flat open grassland.
- Long views north across the mouth of the Tyne towards Northumberland. Landmark lighthouse and limekilns at Marsden.

Physical influences

- The Magnesian limestone geology of the area is here exposed through coastal erosion to form a stretch of substantial cliffs.
- The yellow-grey limestone is eroded by wave action, causing undercutting and the formation of arches, which have collapsed to leave isolated rocks and stacks. Wave-cut rock platforms remain off the headlands, while sandy beaches have formed in the bays.

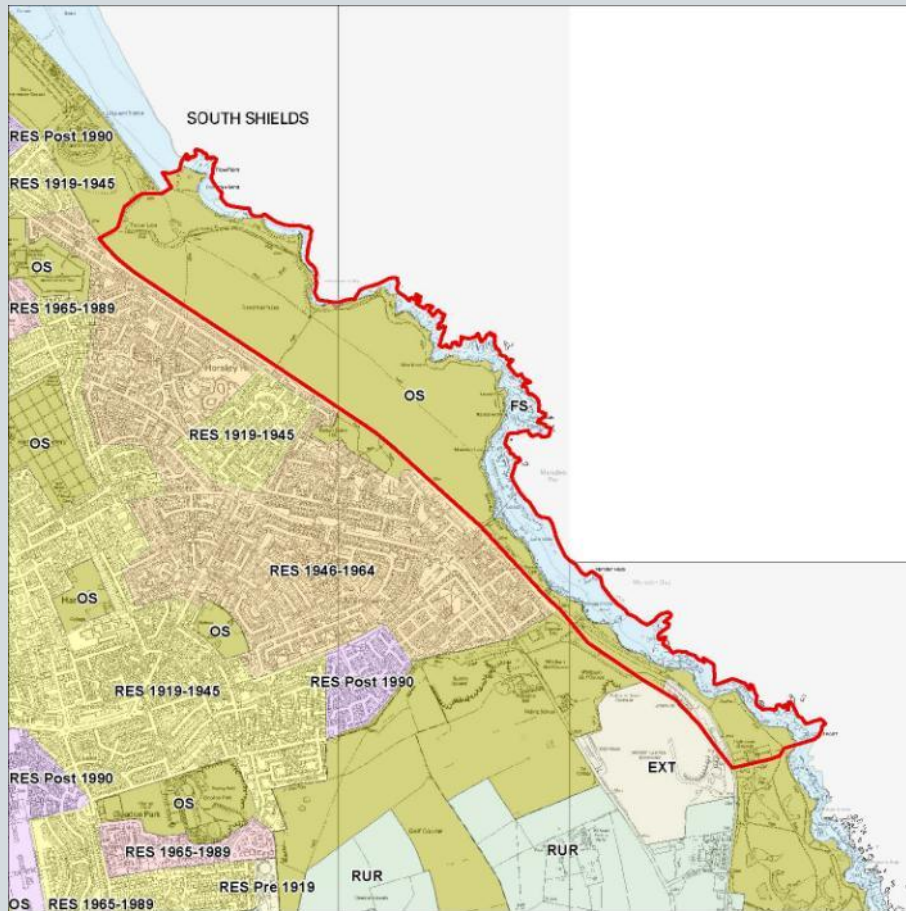


Figure 4.85 Character Area 28 location and land use

Land use

- The cliff top areas are publicly accessible open space, in the ownership of the National Trust.
- Limestone quarrying has been carried on at Trow Lea in the past. The village of Marsden was located to the north of the lighthouse until its demolition in the 1960s.

Built form

- There are few buildings in the area, though the few which are present are highly distinctive.
- Marsden Grotto is an unusual cave building, though its most visually significant feature is the lift shaft rising from Marsden beach to the clifftop.
- To the south the Souter Lighthouse is a prominent feature of the South Tyneside coast. The Marsden Limekilns across the road are indicative of the area's industrial past and its limestone geology.
- Remnant wartime defences survive on Trow Point.
- Housing along Coast Road presents a hard edge to the open space.



Figure 4.86 Character Area 28 aerial photo

Open space

- The Leas are publicly accessible space, semi-natural in character. The botanically-rich grassland is managed for its wildlife value, including flora specific to Magnesian limestone soils.
- The area is important for breeding seabirds, with colonies of several species, most prominently kittiwakes, at Marsden Bay. During the summer the noise and smells of the seabirds is a major characteristic of the bay.

Views

- The elevated cliff tops enable long views northward along the coast, across the beaches to Tynemouth, and beyond to Blyth and the Northumberland coast.
- Views are also available southwards to the Sunderland and Durham coastline.
- Inland views are limited by higher ground and built development.



Lift shaft at Marsden Grotto



Marsden Rock

Character Area 29 (Coastal): Whitburn Coast

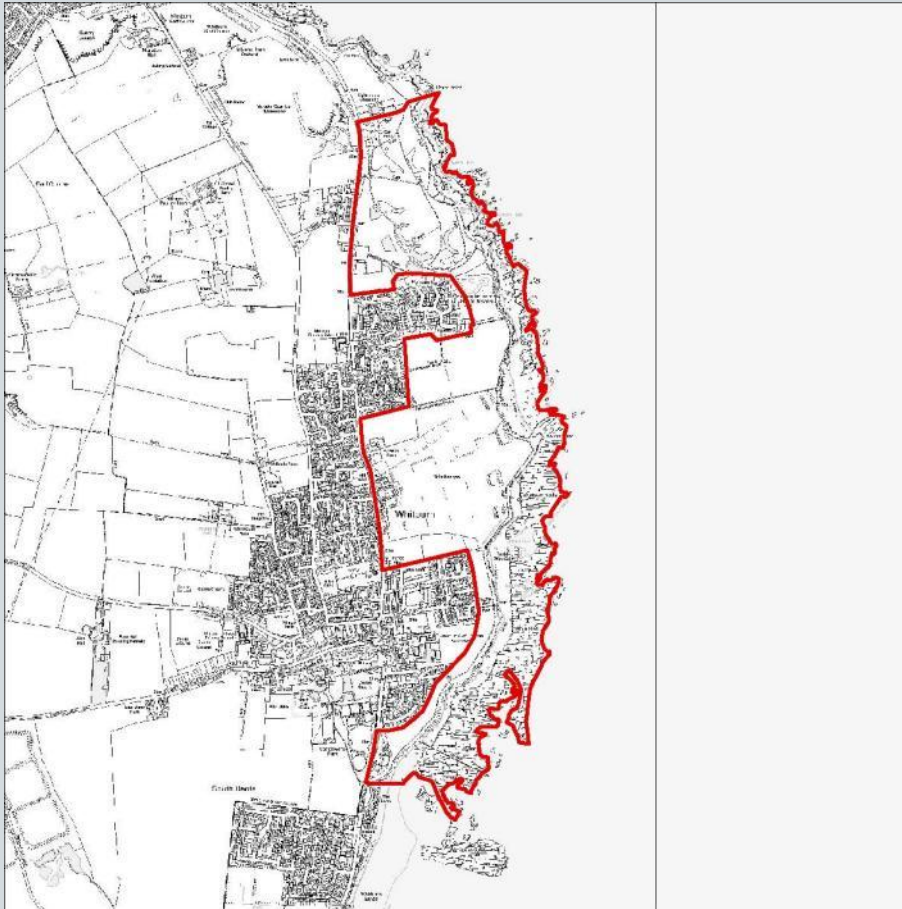


Figure 4.87 Character Area 29 location

Location and boundaries

- This area comprises the southerly section of the South Tyneside coastline, between Lizard Point and the borough boundary at the north of Whitburn Sands.

Key characteristics

- Low cliffs of clay, increasing in height and becoming rockier to the north.
- Extensive wave-cut platforms, and limited beach deposits.
- Former rifle range with distinctive earth mounds.

Physical influences

- The coastal edge is formed by low, clay cliffs, underlain by limestone beds. The cliffs become rockier and higher to the north, with increasing rock formations.
- Shingle beaches lie at the cliff foot, with extensive wave-cut and sculpted rocks shelving out to sea.
- Above the cliffs, the land is generally flat, but rises to landward.

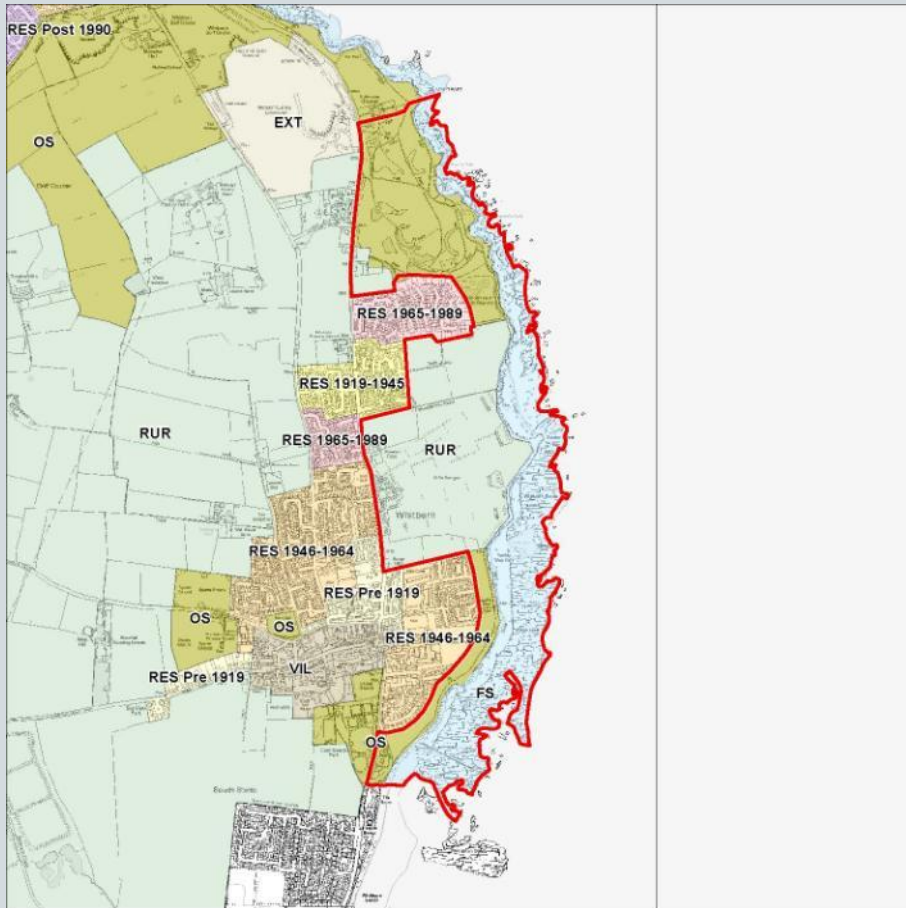


Figure 4.88 Character Area 29 location and land use

Land use

- Large parts of the landward area are publicly accessible open space. To the north is Whitburn Coastal Park, and to the south the cliff-top strip is accessible from adjacent housing areas.
- Between the two are the disused rifle ranges, and a small area of arable land. Medieval ridge-and-furrow field systems can be seen in the rifle ranges.

Built form

- There is little built development in this landscape. The buildings associated with the ranges are utilitarian in nature.
- The large new school is an imposing presence on the cliff top.



Figure 4.89 Character Area 29 aerial photo

Open space

- Whitburn Coastal Park is on the site of the former Whitburn Colliery, and now supports a range of grassland and woodland/scrub habitats. The open space to the south is managed for amenity value. The two areas are linked by a cliff-top footpath.
- Parking and footpaths link the area into the wider network including The Leas to the north, and Whitburn Sands to the south.

Views

- Although low, the cliffs enable long views south across Whitburn Sands to Sunderland. Around Lizard point, there are northward views to the Northumberland coast.



Whitburn foreshore



Coastal path at the edge of Whitburn

Character Area 30 (Urban Fringe): Monkton Fell

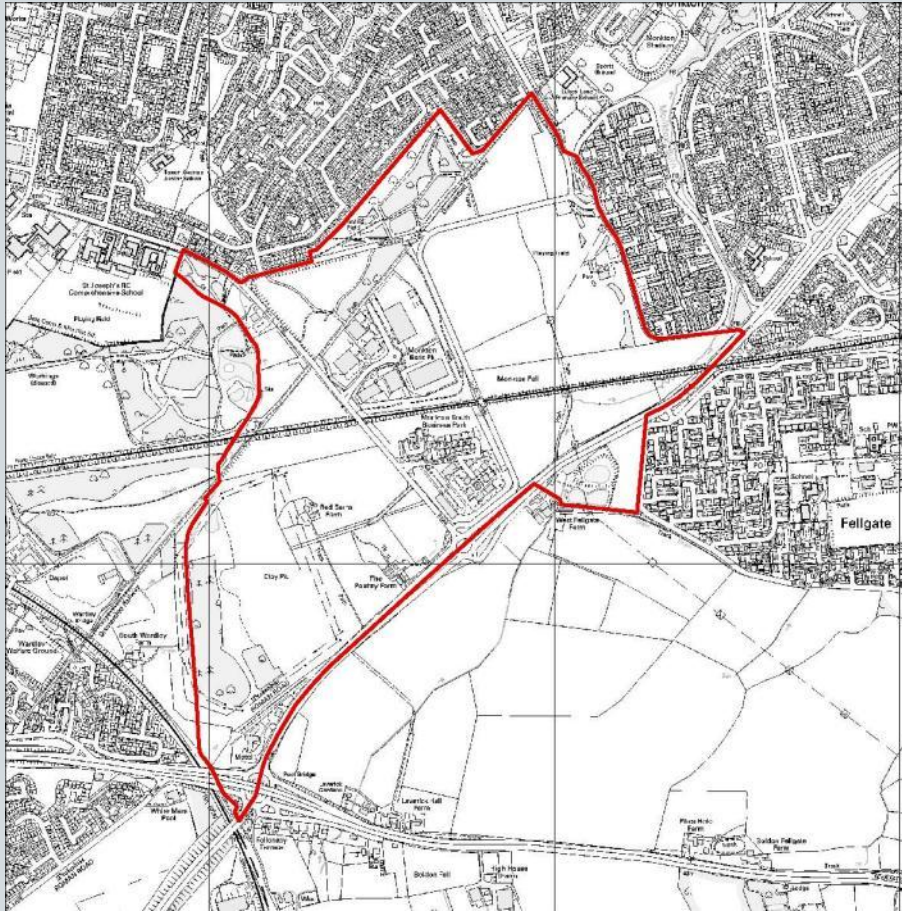


Figure 4.90 Character Area 29 location

Location and boundaries

- This area lies at the west of the borough, at the south of Hebburn.
- The area is bounded by residential areas to the north and east, and by the A194 to the south.
- To the west, this character area extends into Gateshead, as far as the railway lines at the settlement edge (areas beyond the borough boundary are not described in detail).

Key characteristics

- A fragmented area comprising built development, open space and agriculture
- Locally degraded though subject to ongoing restoration work.
- Regenerating woodland areas with extensive network of public access.
- Ongoing extraction at Red barns Quarry.

Physical influences

- The area shelves gently down from west to east. The Monkton Burn flows through the south-east of the area, but has limited impact on the landscape.

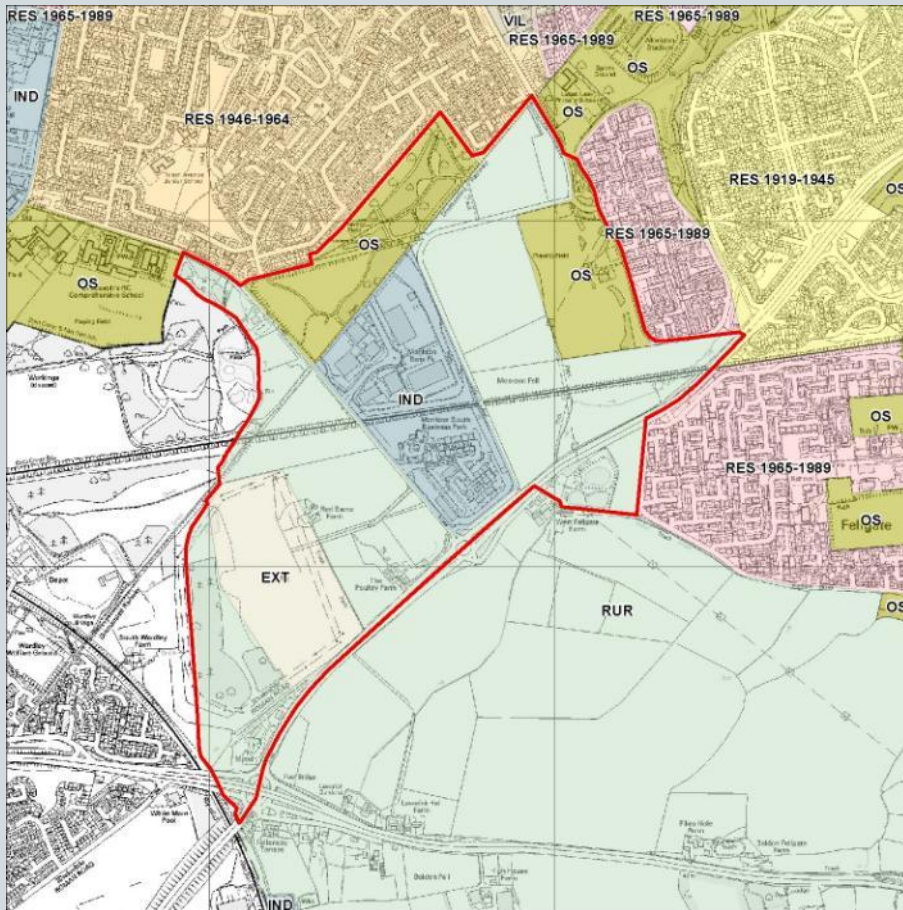


Figure 4.91 Character Area 30 location and land use

Land use and landcover

- This is an area of mixed use, including extraction, business and transport corridors.
- Public open space is associated with adjacent residential areas, including amenity grass, woodland and scrub. The remaining areas support pastoral and arable farmland.
- Field boundaries are gappy or non-existent. There are recently established woodlands in several locations.

Human influence

- The A194 has an influence on landscape character, particularly at the grade separated A184 junction. Roadside development includes leisure and retail development and fish ponds.
- At the centre of the area is Monkton Business Park, located either side of the Metro line.
- To the south-west active brick shale/brick clay extraction is ongoing at Red Barns Quarry.



Figure 4.92 Character Area 30 aerial photo

Perceptual aspects

- This is an open landscape, though with increasing enclosure as woodland matures. The range of land uses makes for an inconsistent, fragmentary landscape.
- Movement on roads and railways is a key aspect of the landscape.

Views

- Due to the even topography, the limited elevation offered by railway bridges enables long views south to Penshaw Monument, north across Hebburn and east to Cleadon Hill.



Farmland between Luke's Lane and Monkton Lane



Public house on Mill Lane

Character Area 31 (Urban Fringe): Boldon Fell

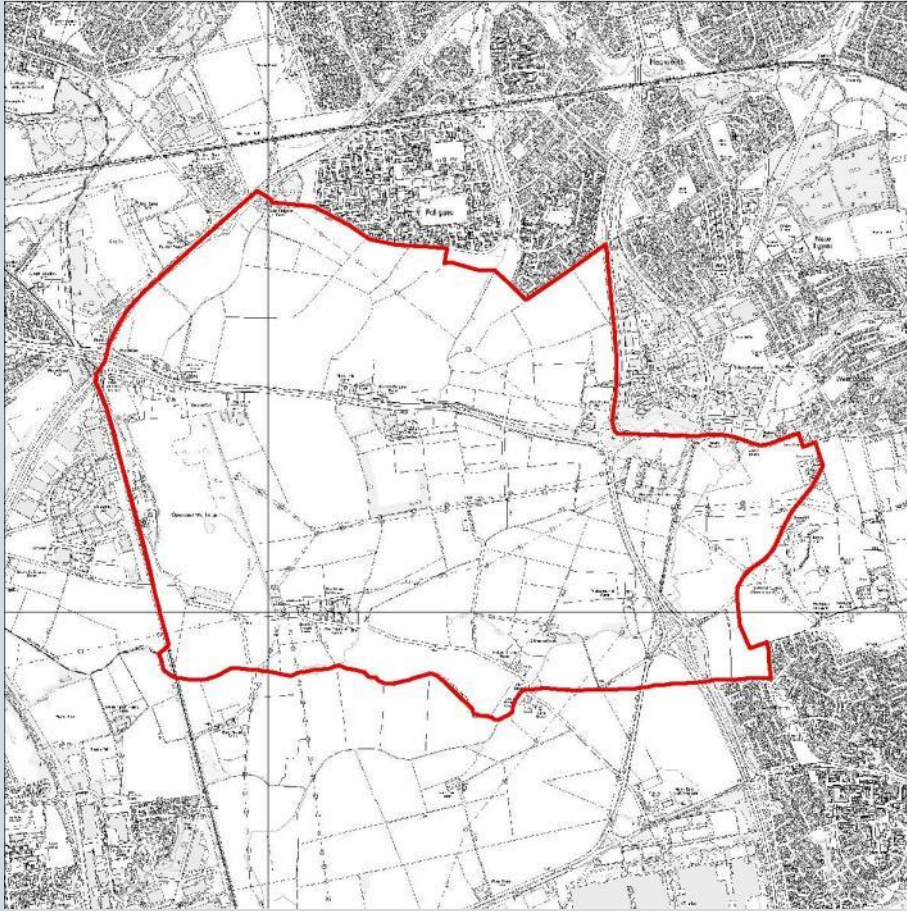


Figure 4.93 Character Area 31 location

Location and boundaries

- This large area occupies the south-west corner of the borough, either side of the A184. It lies south-west of The Boldons (LCA 24), and south of Fellgate (LCA 10).
- The character area extends south and south-west into Gateshead and Sunderland, as far as the A195 and the A1290 (areas beyond the borough boundary are not described in detail).

Key characteristics

- Large scale arable fields with gappy hedges.
- Overhead power lines converging on the substation by the A19.
- Busy dual carriageways subdivide the area.
- Regenerating woodland and scrub on former extraction sites.
- Farms and country house with associated woodland.

Physical influences

- The land rises to high points of around 50 m at Boldon Fell, falling gently to the north and east.
- The River Don follows the borough boundary to the south, turning northwards at Hylton Farm and flowing into Boldon. Small drains flow south into the Don from the Boldon Fell area. The Calfclose Burn rises in the centre of the area, flowing north to Fellgate. These watercourses are all very small and have limited impact on the wider area.

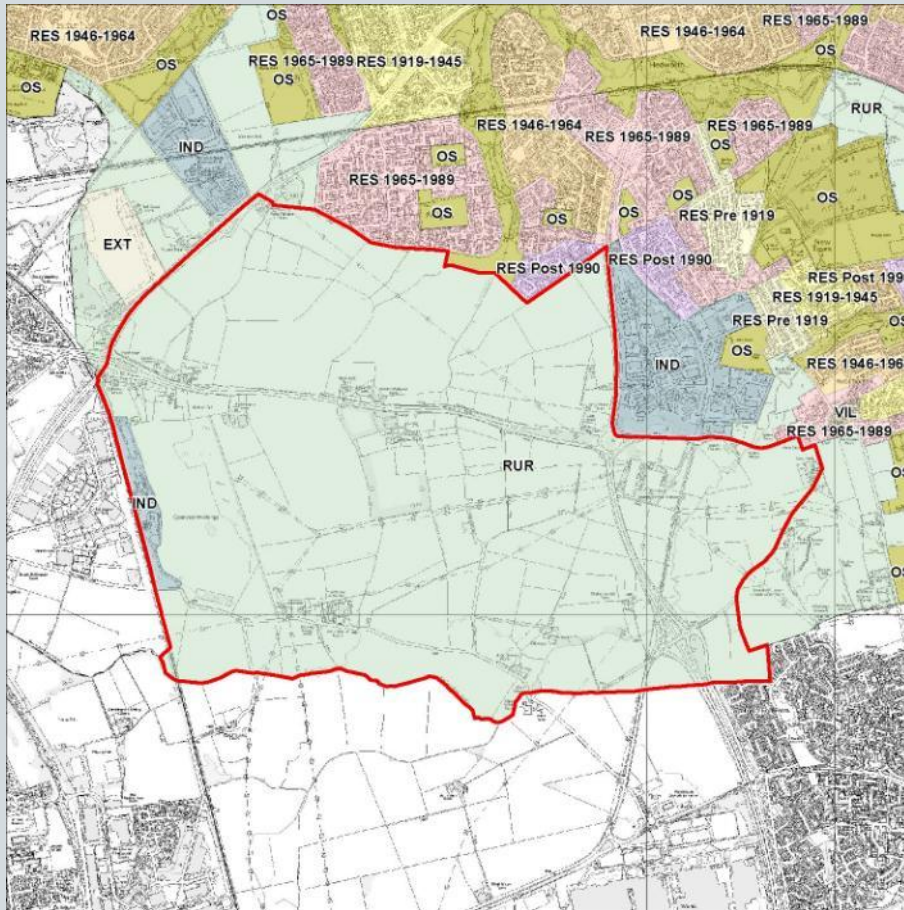


Figure 4.94 Character Area 31 location and land use

Land use and landcover

- This area comprises open, primarily arable farmland. Field size is large, though frequently irregular, with smaller parcels towards the A19.
- Tree cover is sparse, with planting following roads, and locally concentrated at farms. There are several newly planted woodlands.
- Several local wildlife sites are located through the area, including sites at Wardley Colliery and Mount Pleasant Marsh by the substation.

Human influence

- The A19, A194 and A184 are all major arterial roads in the area, and traffic noise is apparent in most parts.
- A major substation is located by the A19 junction, and overhead power lines cross much of this landscape to converge at the substation.

-
- Scot's House is an 18th-century grade II* listed mansion, with associated outbuildings and mature woodland which makes for a prominent feature in the open landscape.
 - The former Wardley Colliery waste tip is a visible presence in the south west of the area, rising above the flatter surroundings. Limited restoration has taken place, and the regenerating area is now protected for its biodiversity value.
-



Figure 4.95 Character Area 31 aerial photo

Perceptual aspects

- This is a large-scale landscape, with very limited enclosure. Although still away from the main roads, traffic noise is almost always present. A strong human influence pervades the area.

Views

- Views across this open flat landscape are generally unimpeded by woodland, and long views are often enabled, to landmarks including Cleadon Hill and Penshaw Monument.



Former Wardley Colliery waste tip



View of Boldon Downhill from Follingsby Lane

Character Area 32 (Urban Fringe): Boldon Downhill

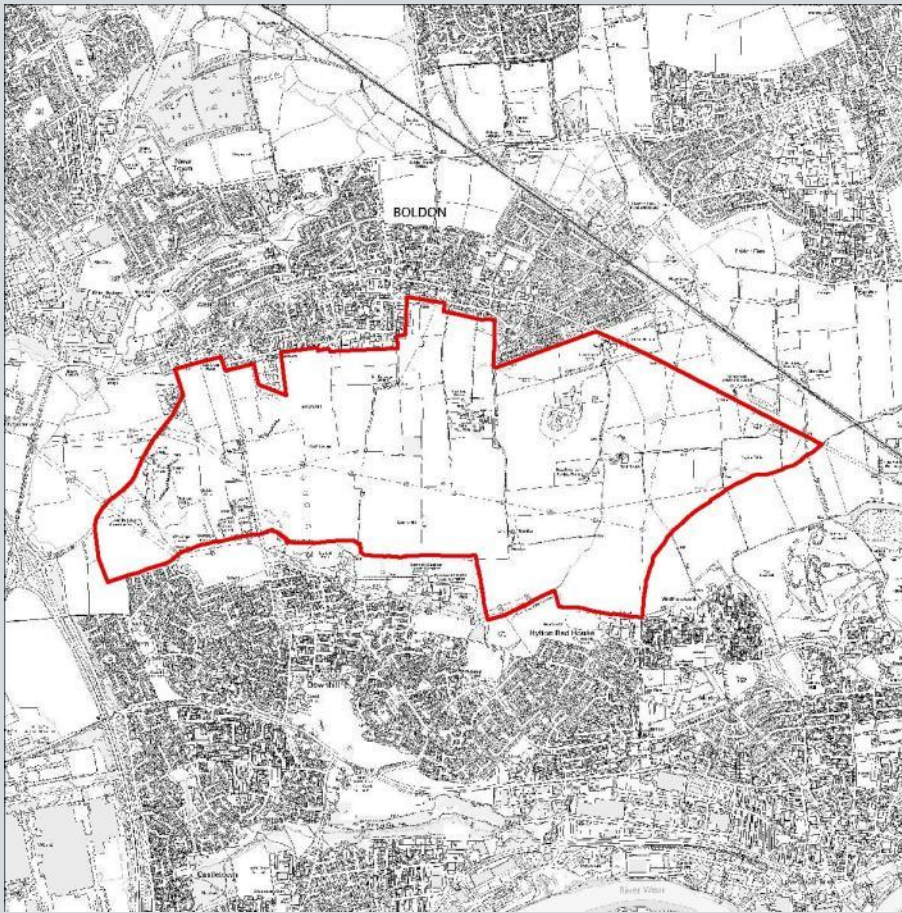


Figure 4.96 Character Area 32 location

Location and boundaries

- Located at the south edge of South Tyneside, Boldon Downhill is to the south of East and West Boldon.
- The northern boundary follows the settlement edge. To the west the boundary is formed by Downhill Lane which runs at the foot of the slope, and to the east the A184 Sunderland Road marks the edge.
- The character area extends a short distance south into Sunderland, up to the settlement boundary (areas beyond the borough boundary are not described in detail).

Key characteristics

- Highest point in the borough, steeply sloping to the west.
- Limestone scarp slope with former quarries.
- Gentle eastern slope with golf courses.
- Intermittent woodlands.

Physical influences

- Boldon Downhill rises gradually up from the east, to a high point of 90 m, before dropping sharply to the west.
- The hill, and particularly the western scarp, is an important feature of the area's Magnesian limestone geology.
- To the east, the area merges into the low-lying Whitburn Moor, with small watercourses draining to the north-east. Only the western area forms a distinct hill.

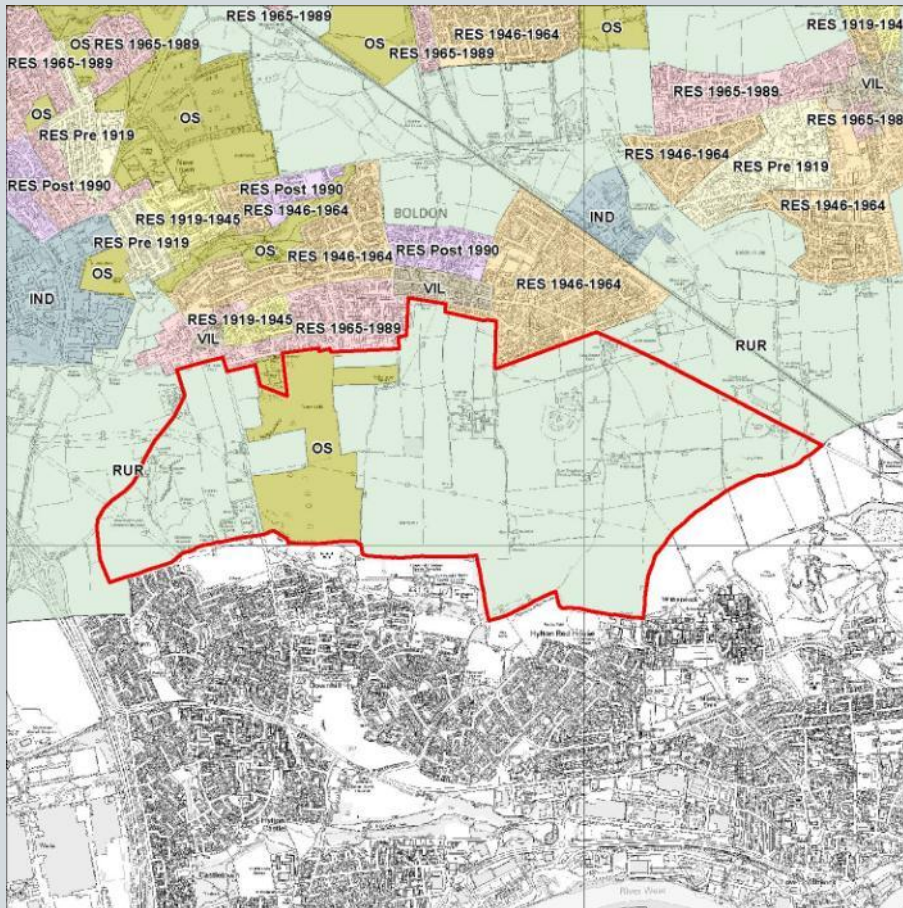


Figure 4.97 Character Area 32 location and land use

Land use and landcover

- The area is open arable farmland, with some pasture. Fields are moderate sized, with gappy hedges and wire fences.
- There are stands of woodland around farms and within golf courses. The scarp of Downhill is densely vegetated with woodland and scrub.
- A disused MOD depot is located south of East Boldon, an example of brownfield land within the Green Belt.

Human influence

- The hill is topped by a covered reservoir and associated structures, and overhead power lines pass across the highest part of the hill. A golf course is laid out to the east of the summit.
- Limestone extraction has been carried on along the Downhill slope in the past, and limestone outcrops remain to be seen in the area, along with associated limekilns.

-
- On the lower eastern areas are several farms and allotments, as well as a disused military facility.
-



Figure 4.98 Character Area 32 aerial photo

Perceptual aspects

- The occasional woodland provides some enclosure, this is a medium scale landscape. Although quiet, it is strongly human-influenced, with views of infrastructure and settlement edges throughout.

Views

- The upper parts of the hill enable views east to Cleadon Hill and south, looking over Sunderland.
- Passing over Hylton Lane, the sudden view from of Sunderland the high point of the road is striking.
- Westward views overlook the A19 and substation in the foreground, but are open to a wider panorama



Farmland by Hylton Lane

Character Area 33 (Urban Fringe): Boldon Flats and Whitburn Moor

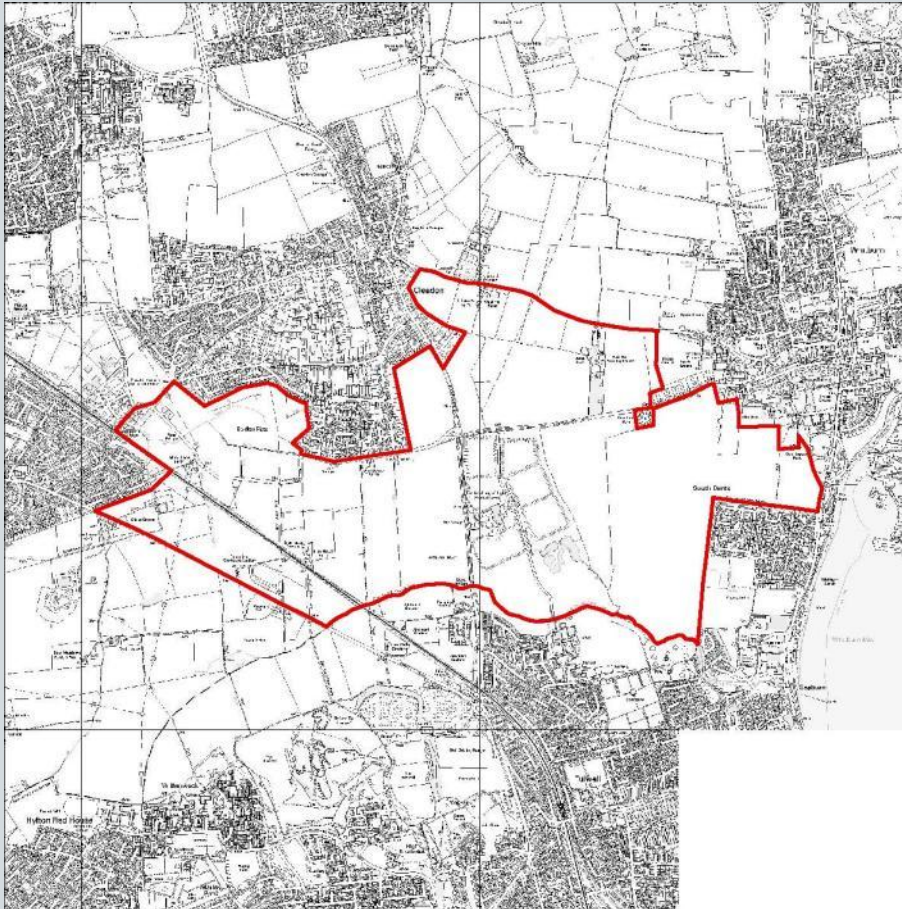


Figure 4.99 Character Area 33 location

Location and boundaries

- This area includes flat to gently sloping agricultural land that lies to the south of Whitburn, Cleadon and East Boldon.
- The southern boundary is formed by the Council Boundary and the northern boundary follows the settlement edges of Whitburn, Cleadon and Boldon. The A184 forms the boundary to the adjoining LCA 34 to the west.
- The character area extends a short distance south into Sunderland, though across the boundary the area become more of a settlement fringe (areas beyond the borough boundary are not described in detail).

Key characteristics

- Open to semi-enclosed area of urban fringe and agricultural land associated with Boldon and Cleadon.
- A gradual transition in landform and pattern of elements from east to west.
- Open, gently sloping eastern areas overlooking Sunderland and the coast.
- Recreational areas and wildlife site on the Boldon Flats.

Physical influences

- Flat to the west, more gently sloping towards the coast and to the south.
- A number of drains cross the Boldon flats.

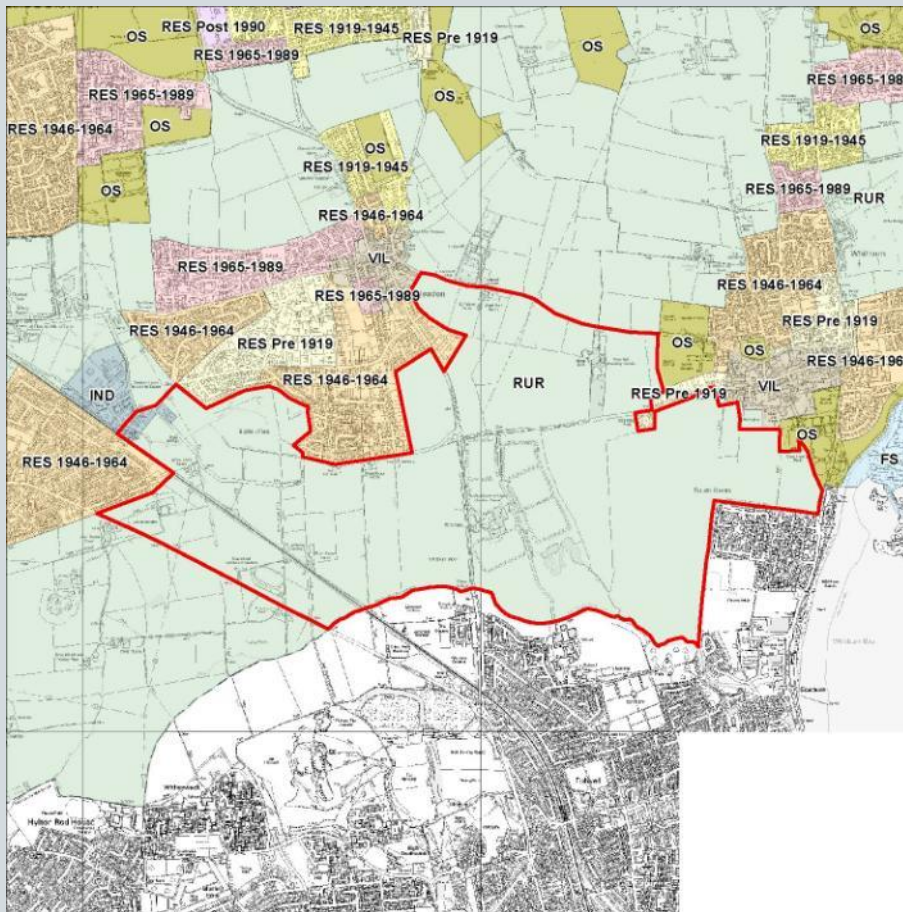


Figure 4.100 Character Area 33 location and land use

Land use and landcover

- Mixture of urban fringe and agricultural land associated with the settlements of Cleadon and Whitburn.
- Fields are bound by gappy hedgerows and post and wire fencing.
- Trees, scrub and damp pasture are associated with the local wildlife site to the south of Boldon, on the Boldon Flats.

Human influence

- There are busy roads crossing this area, including the A184 but also narrower lanes such as Moor Lane. The Metro line also passes through.
 - The extensive Academy of Light is largely hidden by earth bunds, though the greyhound stadium is visible across the west of the area.
-



Figure 4.101 Character Area 33 aerial photo

Perceptual aspects

- Medium to large scale with eastern areas open to the sea and more enclosed to the west.
- Busy roads and the railway line have a strong audible and visual influence.

Views

- Views are limited where the terrain is flat, frequently stopping at settlement edges.
- Long views south towards Sunderland are available from more elevated areas to the east.



Boldon Flats



View west from Moor Lane

Character Area 34 (Urban Fringe): Boldon-Cleadon Fragmented Farmland

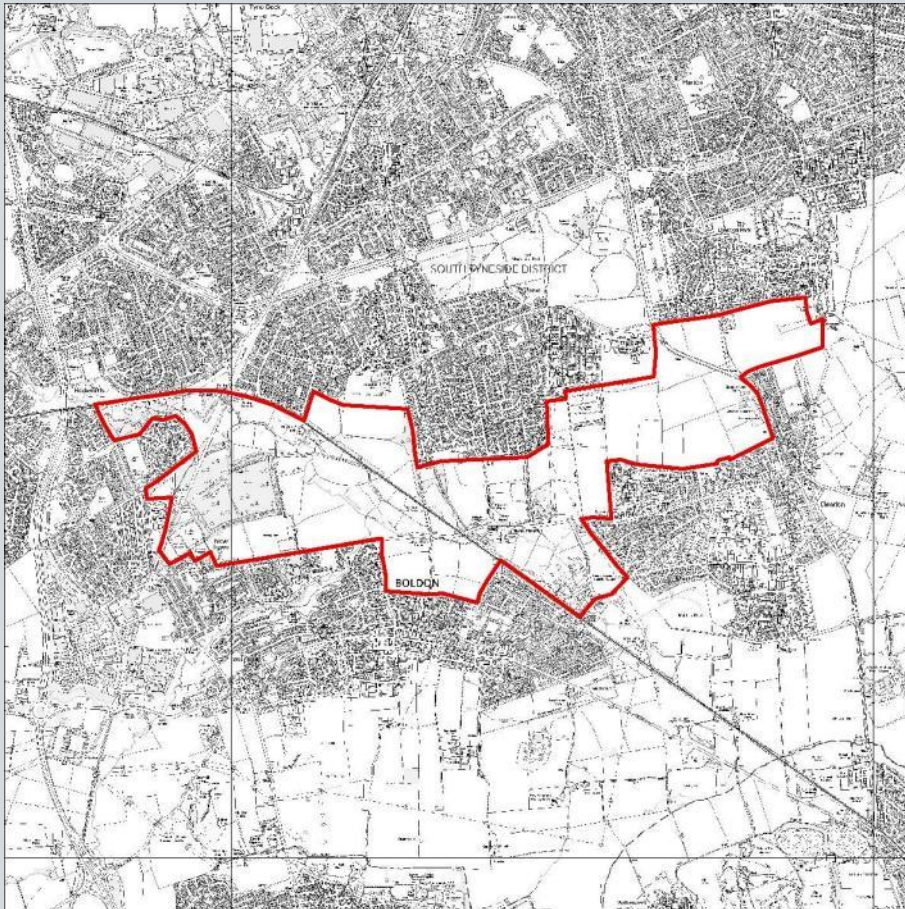


Figure 4.102 Character Area 34 location

Location and boundaries

- This area includes the unsettled urban fringe areas between Whiteleas, Cleadon and The Boldons.
- The southern boundary follows the settlement edge of Boldon and Cleadon whilst the northern follows that of Whiteleas. The eastern boundary is formed by the minor road at the foot of Cleadon Hill.

Key characteristics

- Large areas of woodland planting associated with the restoration of the former Boldon Colliery in the west
- Relatively wooded in the west, with woodland following the course of the River Don.
- Well used for recreation, with a areas of access land, wildlife sites and a dense network of footpaths linking across the area between the settlements.

Physical influences

- Flat to gently undulating, with more elevated area to the east where the land rises towards Cleadon Hill. The western part is defined by the shallow Don valley which meanders through in a north-westerly direction.

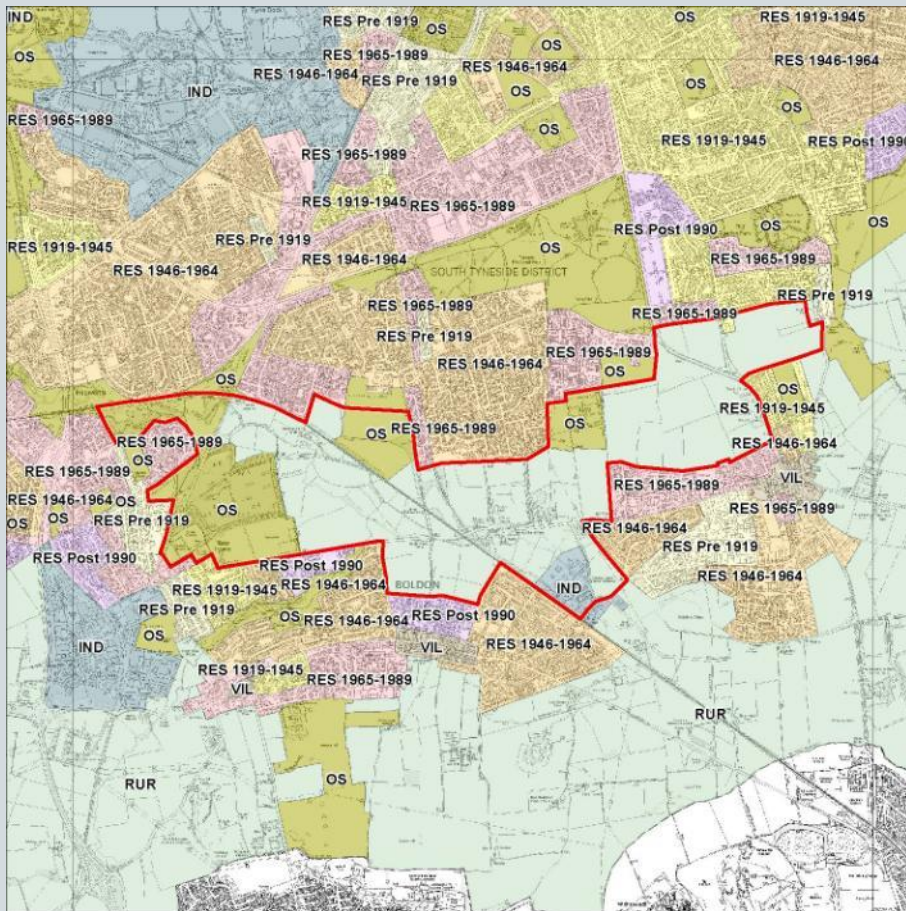


Figure 4.103 Character Area 34 location and land use

Land use and landcover

- Medium to small scale fields, bound by dense hedgerows with hedgerow trees, often enclosed by tree belts and settlement edges.
- A more varied pattern of land cover is found where railway lines, roads and the River Don bisect the area.
- Wide belts of trees and blocks of woodland associated with the restoration of former workings and Boldon Colliery.
- A number of farms are dispersed across the area.
- Several local wildlife sites and nature reserves are located in the west of the area, largely associated with the river corridor.

Human influence

- The western part of the area includes a former colliery which has been restored and is now accessible as the Boldon Colliery Wood.
- Settlement is visible from all parts of the landscape, and transport corridors subdivide the area.



Figure 4.104 Character Area 34 aerial photo

Perceptual aspects

- The area is medium scale and often enclosed by nearby residential development.
- Relatively quiet particularly within the wooded areas, although the presence and close proximity of surrounding settlements means there is limited sense of remoteness.

Views

- Largely contained, with views across fields stopping at woodland and tree belts or settlement edges.
- Views are more open to the east, where Cleadon Hill and the water tower forms a prominent feature.



View of Cleadon Hill from New Road



Looking west from Boldon Lane

Character Area 35 (Urban Fringe): Cleadon Hills

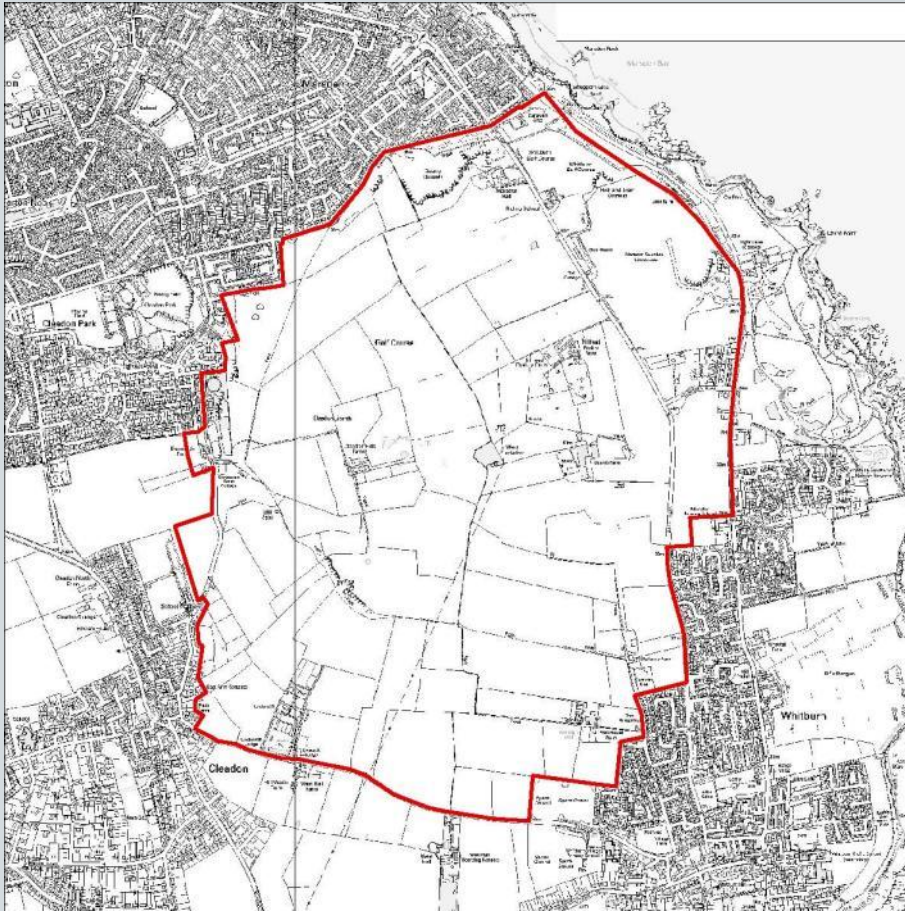


Figure 4.105 Character Area 35 location

Location and boundaries

- This area includes the elevated ground between the southern edge of South Shields, Cleadon, and Whitburn. The majority is higher than 50 m above sea level.
- The northern, south-western and south-eastern boundaries follow settlement edges. The north-western boundary follows the Coast Road (A183), where the character becomes more coastal, and the southern boundary follows Cleadon Lane, marking the transition to lower-lying ground.

Key characteristics

- Prominent high ground within South Tyneside, one of the highest points in the area.
- Popular recreational resource for walking and open space.
- Important exposures of Magnesian Limestone geology.
- Site of several key landmarks within the wider South Tyneside landscape.

Physical influences

- Broad hill, flat or gently undulating across the tops, generally over 50 m, rising to just over 80m at several points.
- Relatively steep slopes up, particularly to north and west, more gentle to the south.

-
- Also includes lower-lying ground around Whitburn to the south-east.
 - Limestone outcrops occur in several places, revealing the Magnesian Limestone geology of the hill, with important exposures of Concretionary Limestone ('cannonball rock').
-

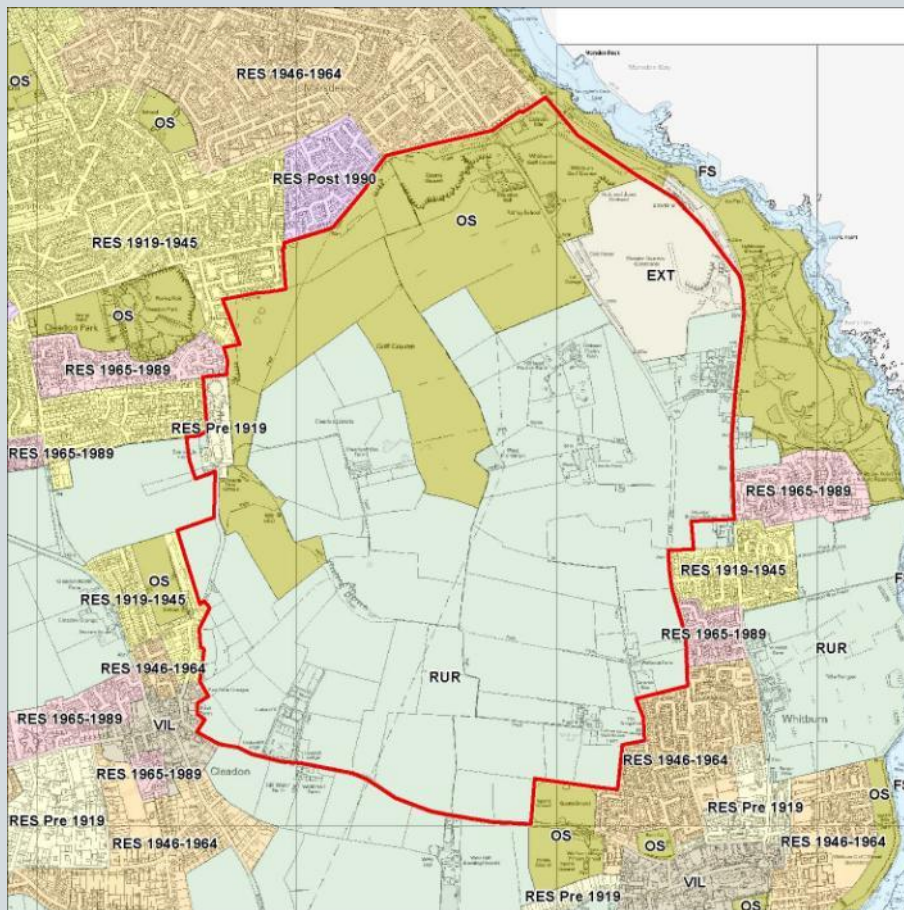


Figure 4.106 Character Area 35 location and land use

Land use and landcover

- Predominantly farmland, with large arable fields, and some pasture, in the central part of the area, with fields becoming smaller and more irregular at the edges of Cleadon and Whitburn.
- Active mineral workings at Marsden Quarry, with former workings at several sites including Cleadon Cliffs and Old Marsden.
- Large areas of publicly accessible land, used as informal open space, with good access from neighbouring areas, public footpaths, and interpretation boards, as well as golf courses.
- Local Nature Reserves at Marsden Old Quarry and Cleadon Hills, protected for their Magnesian Limestone grassland communities. Trees and scrub associated with Marsden Old Quarry and the former waterworks, and tree belts/plantations within the golf courses.

Human influence

- Mineral working and subsequent restoration has modified the landscape.
- Victorian water works at Cleadon, now converted for residential use, though the water tower remains a prominent feature, and the disused windmill is also prominent, a key accessible viewpoint.
- Several farm buildings and substantial stone walls, in varying states of repair, of local grey and yellow-grey limestone.
- Remains of Second World War era Heavy Anti-Aircraft Site at Hillhead Farm, and pillboxes elsewhere in the area.



Figure 4.107 Character Area 34 aerial photo

Perceptual aspects

- Large scale area with limited enclosure
- A quiet, rural area with only local roads (Lizard Lane) passing through, though closely connected to surrounding urban areas and not remote.

Views

- The central area is visually contained with limited views in or out.
- From the edges of the area, broad views are available in all directions: from the northern edge, views overlook South Shields, with the wooded Westoe area visible, and long views up the coast past Tynemouth towards Blyth; southward views look across the farmland towards Sunderland, and Penshaw Monument in the distance.
- Important landscape in views from other parts of South Tyneside: the water tower and Cleadon Windmill are important landmark features.



View towards the tower and Harton



Cleaton Wind Mill

5 References

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- R Whaley, J Morrison and D Heslop (2008) *A Guide to the Archaeology of the Twentieth Century Defence Sites of Tyne and Wear*. Newcastle City Council.
- Countryside Commission (1998) *Countryside Character: The Character of England's Natural and Man Made Landscapes, Volume 1: North East*
- Brian Young (2008) *Addressing Geodiversity in South Tyneside*. South Tyneside Council.
- Great North Forest (2003) *Great North Forest Plan*.
- Limestone Landscapes Partnership (2010) *Limestone Landscapes Landscape Conservation Action Plan*.
- Llewellyn Davies Yeang (2007) *South Tyneside Urban Design Framework*. South Tyneside Council.

The South Tyneside Local Development Framework has been a key reference, including the Core Strategy, Area Actions Plans, Site Specific Allocations, and Supplementary Planning Documents on conservation areas, South Shields Regeneration and Green Infrastructure.

Appendix 1

Existing Landscape Characterisation

Existing Landscape Characterisation

- 1.1 This appendix reviews existing landscape character assessments and similar studies covering South Tyneside and adjacent areas.

National level

- 1.2 The national Countryside Character of England project was initiated by the Countryside Agency in 1994, and aimed to provide a comprehensive understanding of what gave the countryside of England its character. The study was carried out at a national scale, and was necessarily broad-brush. It was based primarily on a GIS analysis of a number of 'variables', which included physical influences, such as geology, topography, and soils, and cultural influences associated with human activity. Combined with extensive consultation, and limited field survey, the computer mapping was developed into a series of broad tracts of countryside exhibiting a cohesive character.
- 1.3 The landscape of the North East Region is described and analysed in Volume I of the *Countryside Character of England*, first published by the Countryside Commission in 1996. Two National Character Areas (NCA)⁸ are present within South Tyneside: the *Tyne and Wear Lowlands*; and the *Durham Magnesian Limestone Plateau*.
- 1.4 Countryside Quality Counts was Natural England's initial monitoring programme, which aimed to study how key characteristics of each NCA were changing over time. The programme is to be replaced with a new approach titled CQuEL, though this is yet to report.

Tyne and Wear Lowlands

- 1.5 The key characteristics of the character area identified in this study include⁹:
- *"An undulating landform incised by the rivers Tyne and Wear and their tributaries.*
 - *Dominated by widespread urban and industrial development, and a dense network of major road and rail links.*
 - *A landscape of considerable recent change, with a long history of coal mining, now revealed only by locally prominent open cast extraction areas and spoil heaps, and recently restored sites.*
 - *Large open fields of arable crops, with urban fringe effect of pony grazing and other miscellaneous activities around settlements.*
 - *Irregular woodland cover, generally sparse, but with well wooded steep valley sides, estates with mixed woodland and parkland trees, and plantations on restored spoil heaps.*
 - *Historic riverside cities of Newcastle-upon-Tyne and Durham, strategically located at bridging points of the rivers Tyne and Wear."*
- 1.6 In the 2003 Countryside Quality Counts report this area was described as "Neglected", due to deterioration in boundary features, agriculture, semi-natural habitats and historic features, although it was noted that trees and woodlands had been enhanced.

Durham Magnesian Limestone Plateau

- 1.7 The key characteristics of the character area identified in this study include:
- *"Gently undulating low upland plateau, of open, predominantly arable, farmland dipping southward and eastward, with incised denes cut into coastal edge on the east.*
 - *Clearly defined west-facing escarpment, dissected by minor streams, with remnant broadleaved woodland, scrub and species-rich limestone grassland on steeper slopes.*
 - *Widespread industrial development, with large scale active and disused quarries and landfill sites, often prominent on the escarpment, and areas of derelict, under-used or recently restored colliery land.*

⁸ Originally referred to as *Joint Character Areas* and *Countryside Character Areas*, Natural England now use the term *National Character Areas*.

⁹ Countryside Commission (1998) *The Character of England's Natural and Man-made Landscape Volume 1*, page 65

- *Varied coastal scenery of low cliffs, bays and headlands, rich in wildlife, although despoiled in places by former extensive dumping of colliery waste on beaches and foreshores.*
- *Strong urban development, dominated by Sunderland and by larger mining towns and villages towards the north and east, contrasting with small villages in rural areas."*

1.8 In the 2003 Countryside Quality Counts report this area was described as "Enhancing", due to improvements in trees and woodland and agriculture, although it was noted that semi-natural habitats, historic features and river and coastal aspects had been neglected.

Regional level

Landscape Appraisal for Onshore Wind Development

1.9 This study was carried out by the Landscape Research Group at Newcastle University in 2003, for the Government Office of the North East, and formed part of the preparation of a regional strategy for renewable energy. Its primary aim was to assess the sensitivity of the landscape to onshore wind energy development. Under this assessment urban areas were excluded. Of the remaining areas, the eastern areas were classed as *Coastal Plain*, and the western areas as *Lowland Valley Terraces*. The boundary between the two lies approximately at Boldon Downhill, as with the boundary between *Tyne and Wear Lowlands* and *Durham Magnesian Limestone Plateau*. Both areas extend well beyond the borough.

District and local level

1.10 A number of studies have been undertaken to look at landscape character at a more local scale. Character studies for the Great North Forest and the Magnesian Limestone include parts of South Tyneside. The character of the whole borough is considered in the South Tyneside Urban Design Framework.

Great North Forest

1.11 A character assessment was undertaken to inform the Great North Forest Plan.¹⁰ This identified 'local management zones' across the forest area, with five zones within South Tyneside. These zones nest within the NCAs, and provide some background to the landscape of South Tyneside.

1.12 The local management zones appear on the LDF Core Strategy Key Diagram, and are referenced in Policy EA1 Local Character and Distinctiveness. This policy commits the Council to implementing the GNF strategy for each of the management zones. The local management zones are discussed in more detail in relation to the Green Belt in Part III of the Landscape Character Study.

Limestone Landscapes

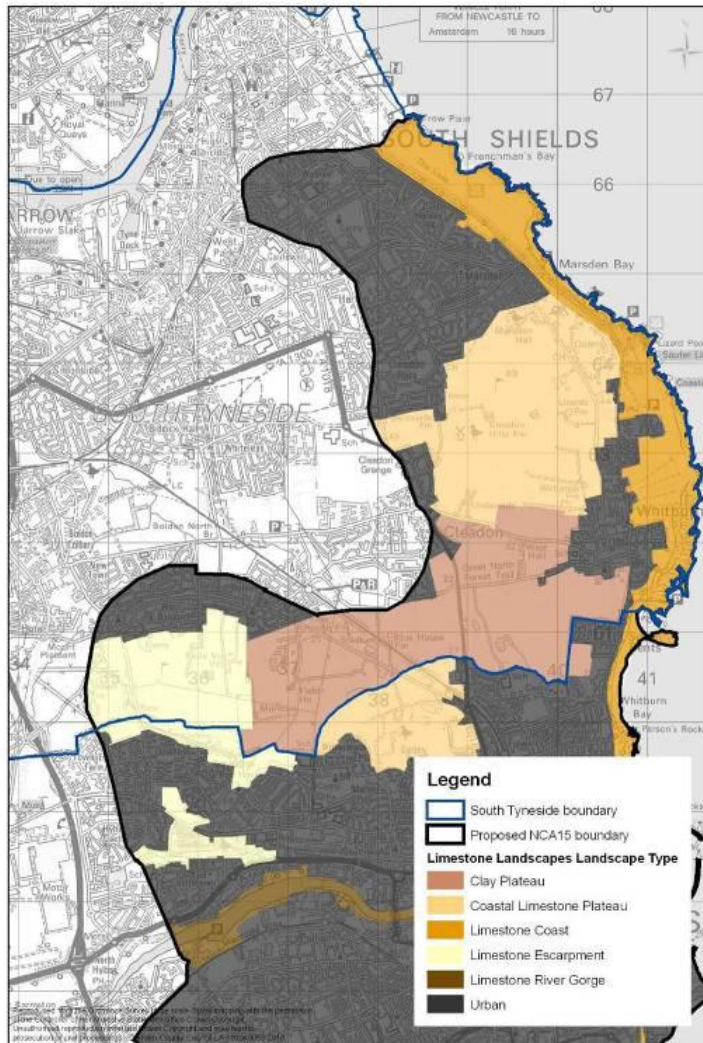
1.13 The *Limestone Landscape Conservation Action Plan*¹¹ sets out a typology of six landscape types within the Durham Limestone Magnesian Plateau NCA. Four of these are present in South Tyneside, as illustrated in Figure A1, although they cover much more extensive areas:

- Limestone Escarpment;
- Clay Plateau;
- Coastal Limestone Plateau
- Limestone Coast

¹⁰ Great North Forest (2003) *Great North Forest Plan*.

¹¹ Limestone Landscapes Partnership (2010) *Limestone Landscapes Landscape Conservation Action Plan*.

Figure A1: Limestone Landscapes typology in South Tyneside



South Tyneside Urban Design Framework

- 1.14 The South Tyneside Urban Design Framework (2007) defined a number of 'character areas' across the borough. Each of these character areas described a generic type, present in many locations. The character areas included both functional (eg open space, movement corridor) and character based (eg coast, riverside) classifications.

Neighbouring local authority areas

- 1.15 Three of the four neighbouring local authorities have produced character-based studies, and these provide context at the boundaries of the borough.

Sunderland Landscape Character Assessment

- 1.16 This study was published in draft form in September 2009, and although it has not been formally adopted, it forms part of the baseline to the emerging LDF. The purpose of the LCA, 'to inform the decision making process for developments and land management initiatives that influence the character of Sunderland', is clearly stated.
- 1.17 The methodology for the study is based on the 2002 LCA guidance, and the results are mapped at 1:10,000 scale. Urban areas are excluded. The draft study includes characterisation and description, but does not proceed to making judgements or recommendations on strategy and guidelines.
- 1.18 Of the 17 landscape character areas identified, three are adjacent to the South Tyneside boundary. These are not subdivided or grouped into types. The areas identified are generally small in scale, with many occupying green corridors, often associated with watercourses. Where character areas extend beyond the Sunderland boundary, these are noted.

Gateshead Urban Character Assessment

- 1.19 This study¹² forms a baseline appraisal of five neighbourhood areas within Gateshead (Central, East, Inner West, South and West) used to inform Gateshead Council's Core Strategy. The study is based around pre-defined Borough Vitality Index Areas (VIAs), which exclude the undeveloped Green Belt.
- 1.20 The study provides a character description, along with spatial analysis including landmarks, views, history and access, for each VIA, as well as a summary of strengths, opportunities weaknesses and threats is provided. Each VIA is further subdivided into several smaller-scale character areas, though further detail on these is not provided.

The Newcastle Character Assessment

- 1.21 The Newcastle Character Assessment has been completed over the last ten years, although it is not yet adopted or formally published.¹³ The assessment incorporates the 2003 Urban Landscape Study of the Tyne Gorge,¹⁴ which was based on a similar approach. The two studies are intended to be presented as material considerations in the council's planning and development process.
- 1.22 The study identified 180 urban and 64 rural character areas through desk study and extensive field work. Once these areas were defined, further field work was undertaken to carry out the assessment, which included the recording of land use, building age, condition, landmarks and views, local detail or character, heritage, descriptive elements, vegetation, ecology, topography, and open spaces.
- 1.23 A scoring system was developed, leading to "character value" and "character strength" ratings for each area. These scores were used to determine areas which would benefit from special protection: Areas of Local Landscape Significance (ALLS) and Areas of Local Townscape Significance (ALTS).
- 1.24 For each character area, a brief classification is given, and the results of the field survey are set out. "Area guidance" is provided, comprising a list of strengths and opportunities is provided with associated "do's" and "don't's".

¹² Available at

<http://www.gateshead.gov.uk/Building%20and%20Development/PlanningpolicyandLDF/LocalDevelopmentFramework/EvidenceLibrary/UrbanCharacterAssessment.aspx>

¹³ This section is based on Newcastle City Council (2009) *The Newcastle Character Assessment: Protecting Newcastle's Character and Local Distinctiveness*. Draft Interim Planning Guidance, and associated documents provided by Newcastle City Council.

¹⁴ Land Use Consultants (2003) *Urban Landscape Study of the Tyne Gorge*. Newcastle City Council, Gateshead City Council, English Heritage.



**South Tyneside
Landscape Character
Study**

**Figure 1.1
Study Area**

South Tyneside



Map Scale @ A3:1:100,000

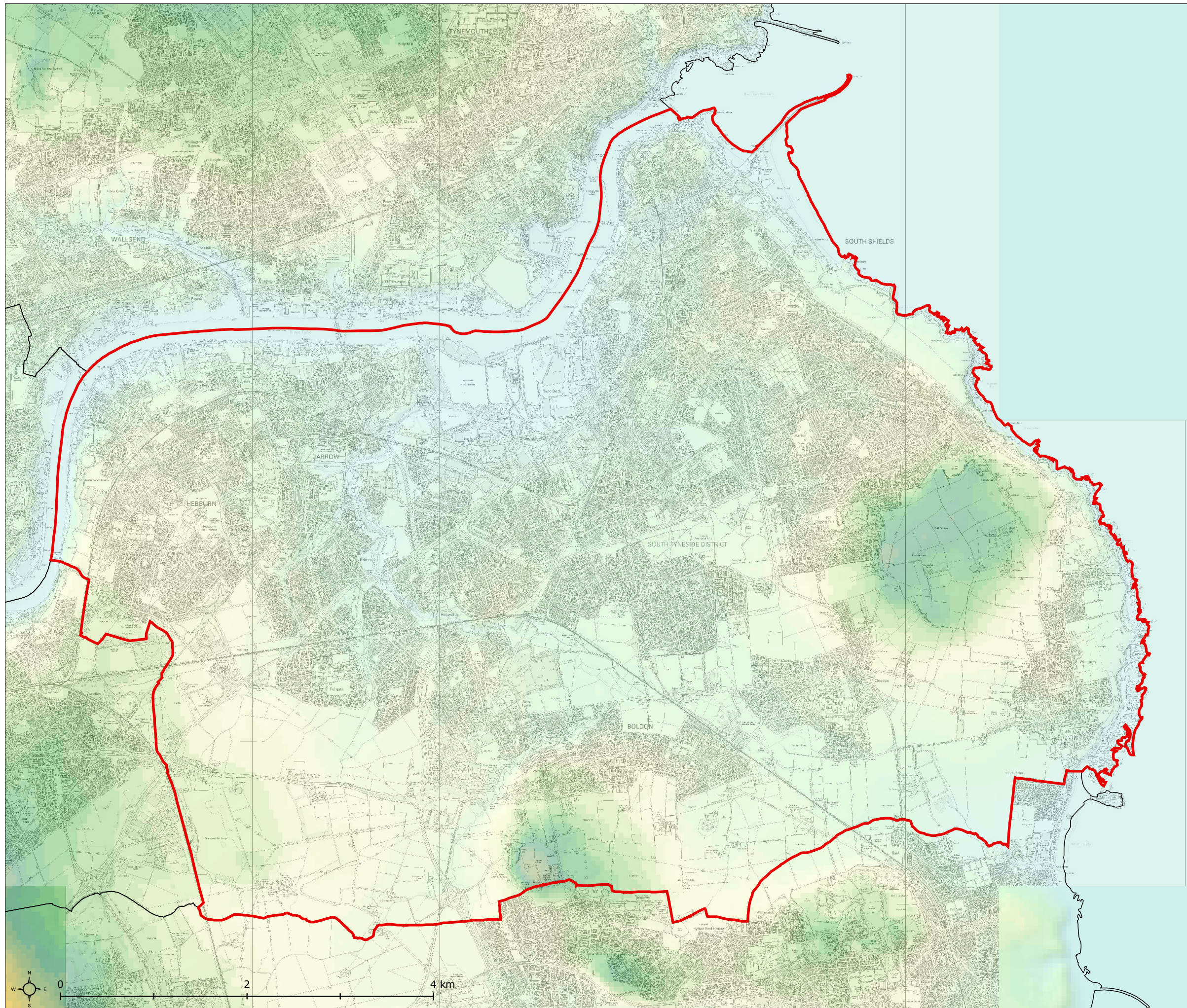
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South Tyneside Landscape Character Study

Figure 2.1

Topography

 South Tyneside



Map Scale @ A3:1:40,000





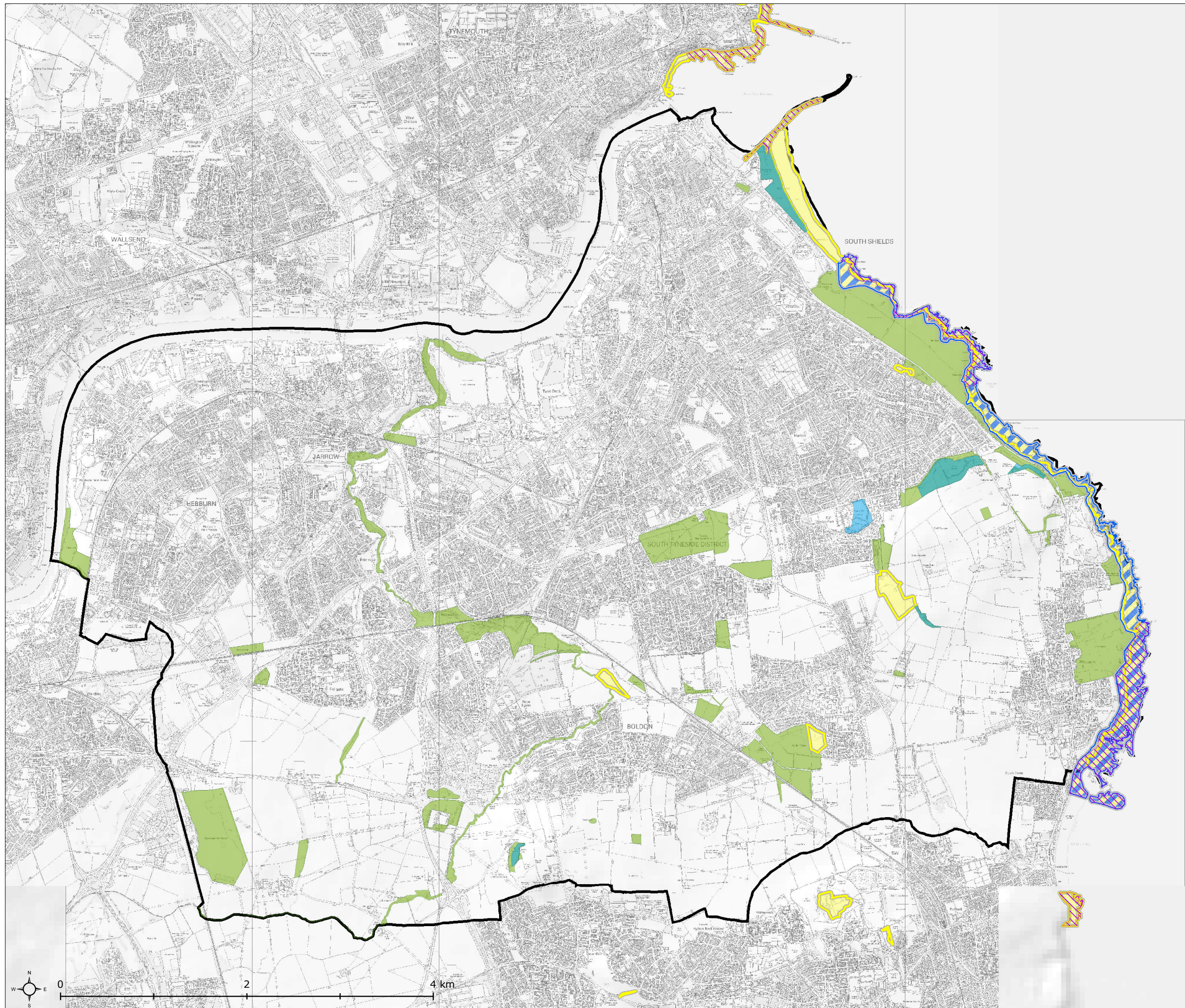
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Council

South Tyneside Landscape Character Study

Figure 2.2

Designated biodiversity and geodiversity sites

-  Special Protection Area (SPA)
-  Local Geodiversity Site
-  Local Wildlife Site
-  Special Area of Conservation (SAC)
-  Site Special Scientific Interest (SSSI)
-  South Tyneside



Map Scale @ A3:1:40,000









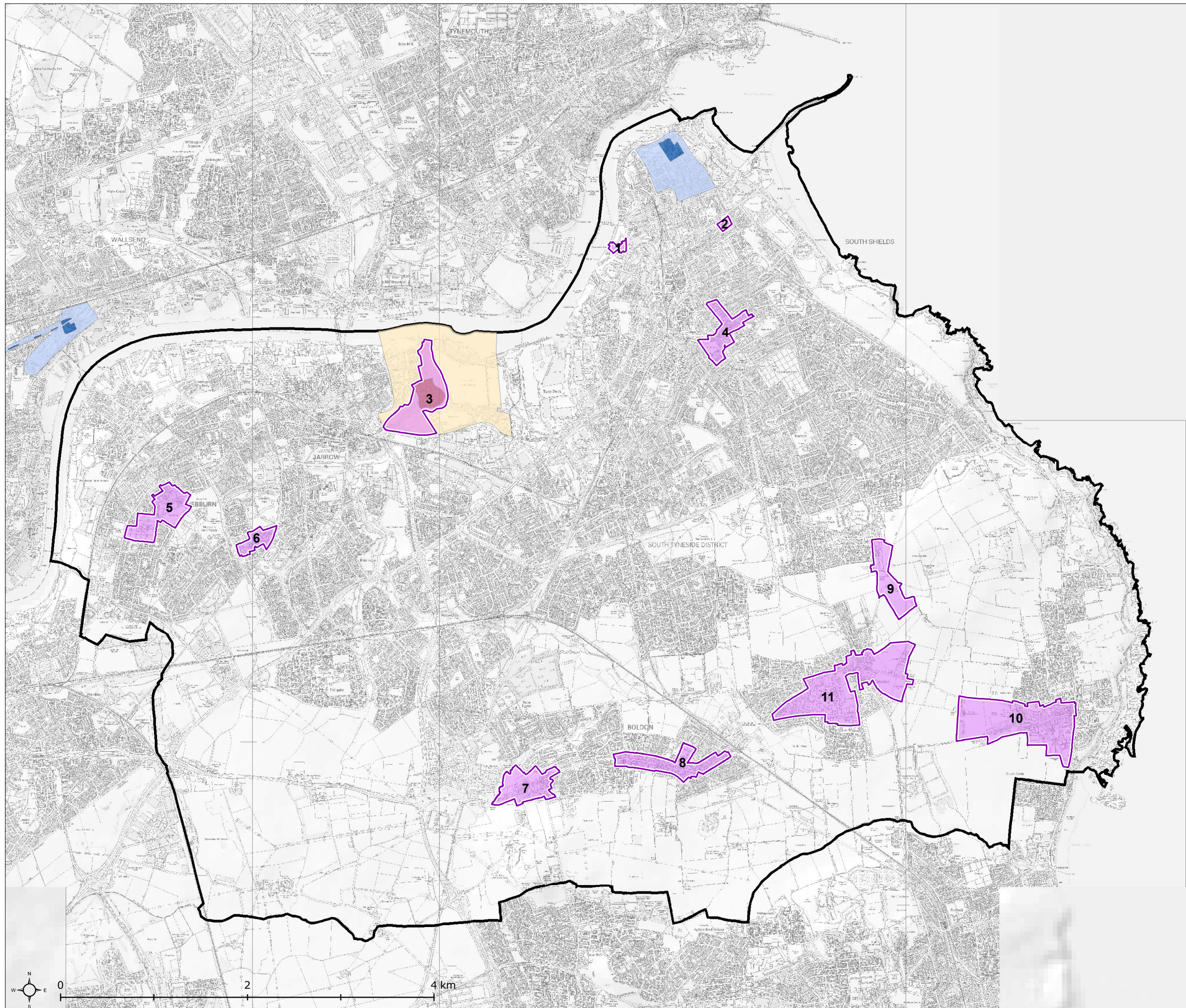
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Figure 2.3

Designated Cultural Heritage Sites

-  South Tyneside
- World Heritage Sites**
-  Hadrian's Wall
-  Hadrian's Wall Buffer Zone
-  Monkwearmouth-Jarrow (candidate)
-  Monkwearmouth-Jarrow Buffer Zone
-  Conservation Area
- 1** Mill Dam
- 2** Mariners' Cottages
- 3** St Paul's
- 4** Westoe
- 5** Hebburn Hall
- 6** Monkton
- 7** West Boldon
- 8** East Boldon
- 9** Cleadon Hills
- 10** Whitburn
- 11** Cleadon



Map Scale @ A3:1:40,000



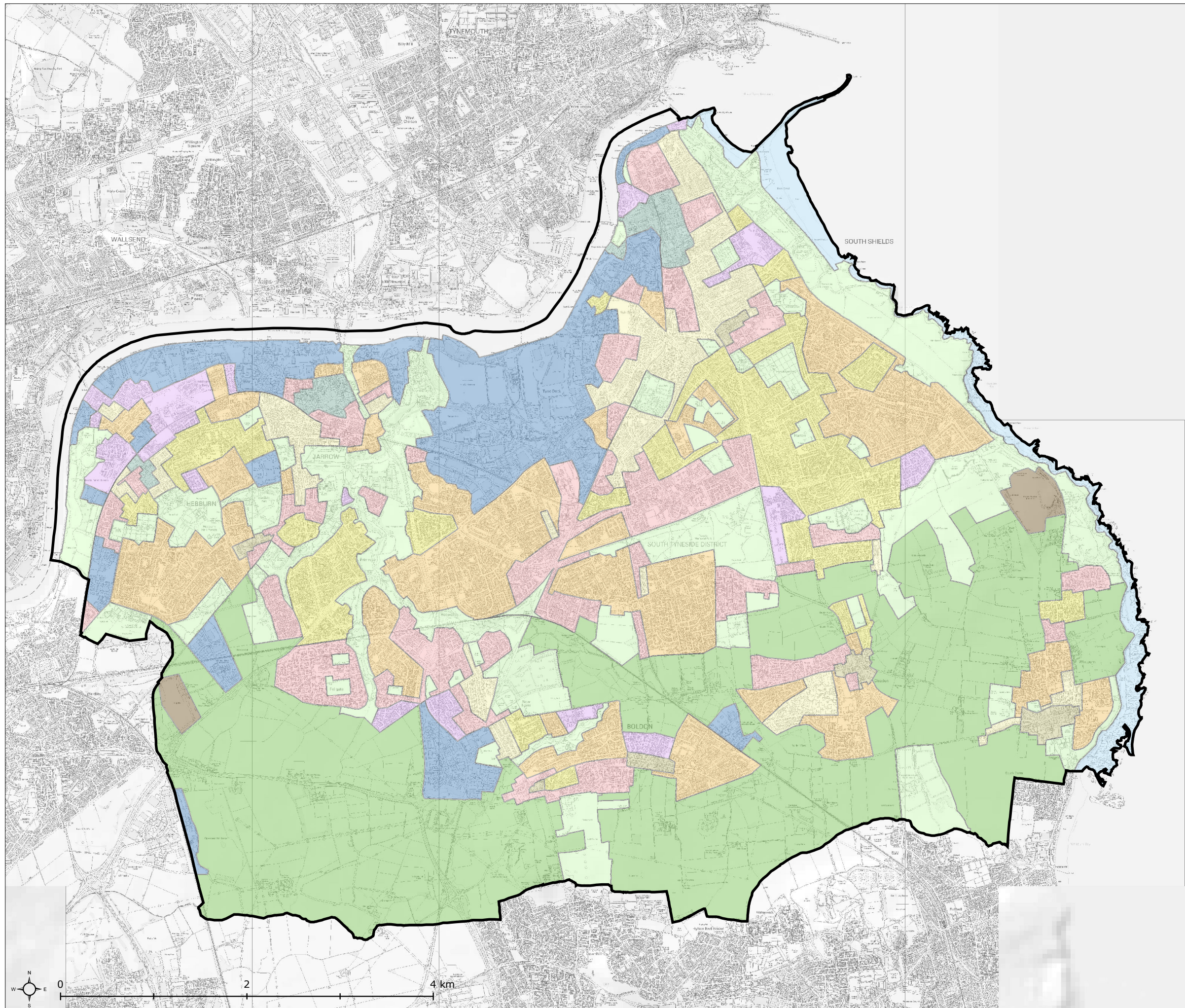
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South Tyneside Landscape Character Study

Figure 3.1

Land Use Types

- South Tyneside
- Land Use Types**
- Town Centre
- Historic Village Core
- Industrial / Commercial
- Recreational Open Space
- Semi-rural
- Foreshore
- Mineral Extraction
- Residential: Predominantly pre-1919
- Residential: Predominantly 1919-1945
- Residential: Predominantly 1946-1964
- Residential: Predominantly 1965-1989
- Residential: Predominantly post-1990



Map Scale @ A3:1:40,000





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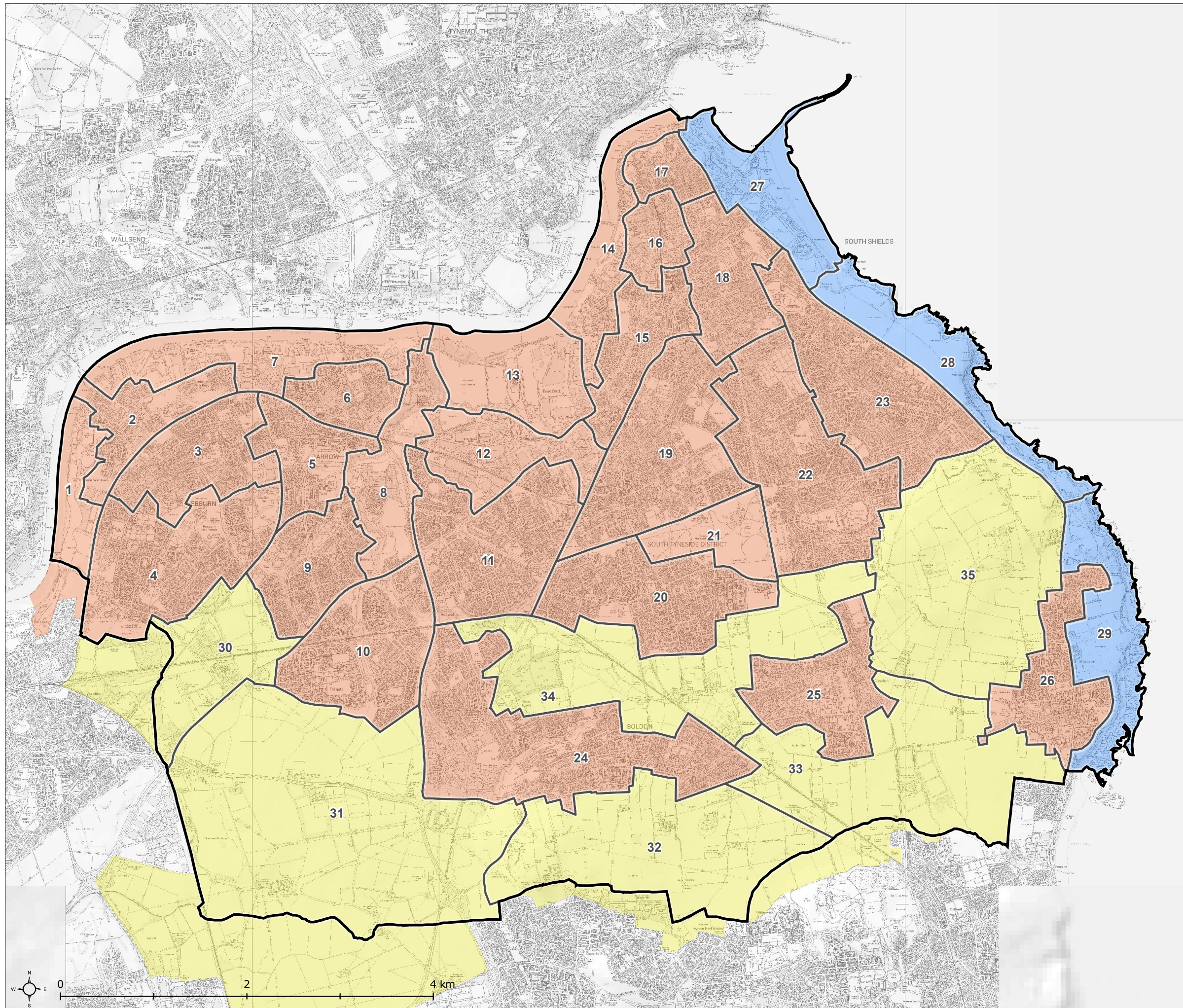
South Tyneside Landscape Character Study

Figure 4.1

Local Character Areas

-  South Tyneside
- Local Character Area**
-  Coastal
-  Urban fringe
-  Urban

- 1 Hebburn Riverside
- 2 Hebburn North
- 3 Hebburn Centre
- 4 Hebburn South
- 5 Jarrow South
- 6 Jarrow Centre
- 7 Jarrow Riverside
- 8 Don Valley
- 9 Primrose
- 10 Fellgate and Hedworth
- 11 Simonside
- 12 Simonside Industrial Estate
- 13 Tyne Dock
- 14 South Shields Riverside
- 15 High Shields
- 16 South Shields Centre
- 17 The Lawe and Ocean Road
- 18 Westoe
- 19 West Harton
- 20 Biddick Hall and Whiteleas
- 21 Temple Park
- 22 Harton
- 23 Horsley Hill and Marsden
- 24 The Boldons
- 25 Cleadon
- 26 Whitburn
- 27 South Shields Foreshore
- 28 The Leas
- 29 Whitburn Coast
- 30 Monkton Fell
- 31 Boldon Fell
- 32 Boldon Downhill
- 33 Boldon Flats and Whitburn Moor
- 34 Boldon-Cleadon Fragmented Farmland
- 35 Cleadon Hills



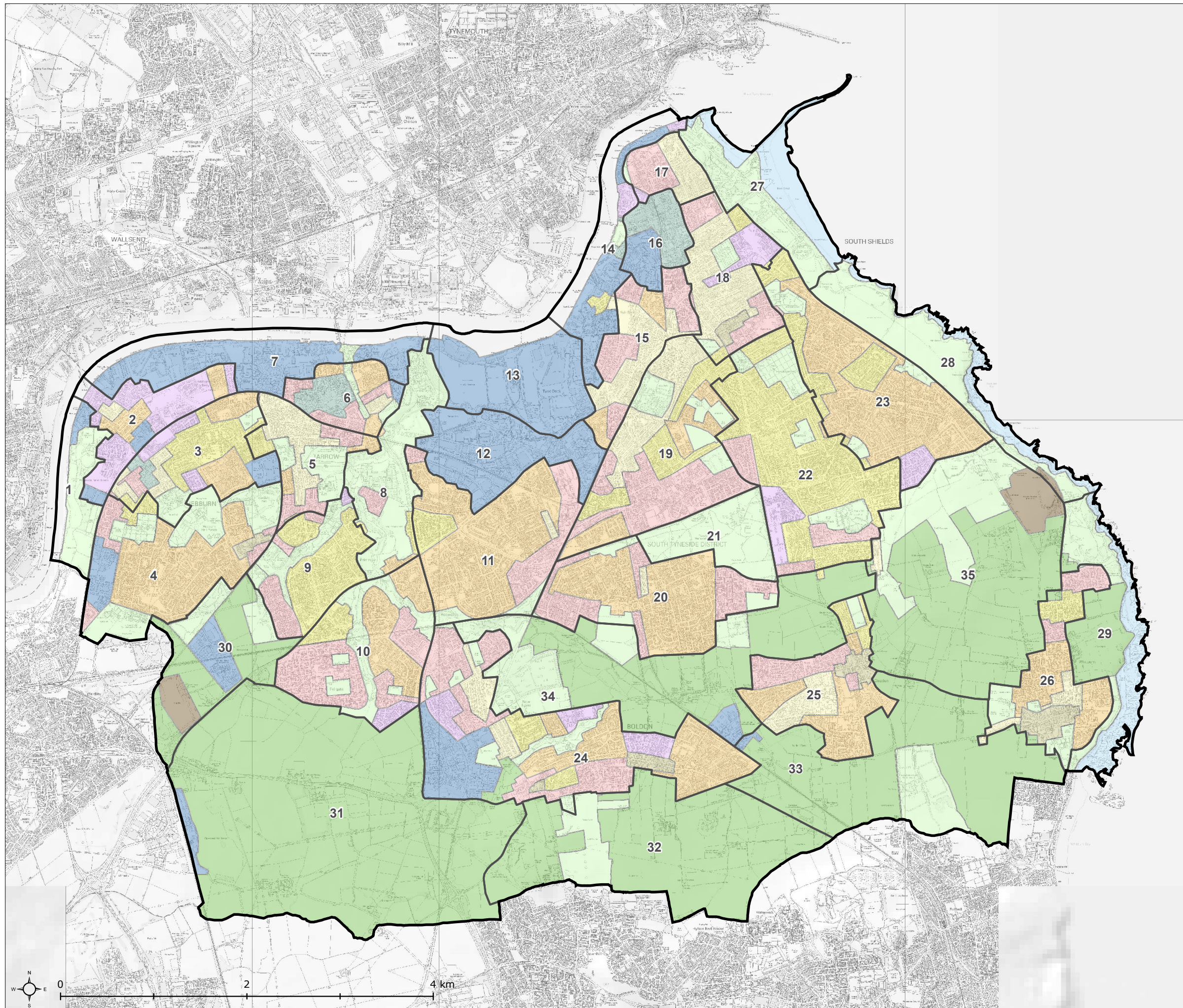
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South Tyneside Council

South Tyneside Landscape Character Study

Figure 4.2
Local Landscape Character Areas and Land Use Types



South Tyneside
 Local Landscape Character Area

- 1 Hebburn Riverside
- 2 Hebburn North
- 3 Hebburn Centre
- 4 Hebburn South
- 5 Jarrow South
- 6 Jarrow Centre
- 7 Jarrow Riverside
- 8 Don Valley
- 9 Primrose
- 10 Fellgate and Hedworth
- 11 Simonside
- 12 Simonside Industrial Estate
- 13 Tyne Dock
- 14 South Shields Riverside
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- 33 Boldon Flats and Whitburn Moor
- 34 Boldon-Cleadon Fragmented Farmland
- 35 Cleadon Hills

- Land Use Types**
- Town Centre
 - Historic Village Core
 - Industrial / Commercial
 - Recreational Open Space
 - Semi-rural
 - Foreshore
 - Mineral Extraction
 - Residential: Predominantly pre-1919
 - Residential: Predominantly 1919-1945
 - Residential: Predominantly 1946-1964
 - Residential: Predominantly 1965-1989
 - Residential: Predominantly post-1990

Map Scale @ A3:1:40,000



Environmental Planning
Design & Management

South Tyneside Landscape Character Study

Part II: Landscape Character Guidelines

Prepared by LUC for South Tyneside Council
March 2012



Project Title: South Tyneside Landscape Character Study Part II: Landscape Character Guidelines

Client: South Tyneside Council

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2	30/03/2012	Final	PDM	Nick James	Nick James



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South Tyneside Landscape Character Study

Part II: Landscape Character Guidelines

Prepared by LUC for South Tyneside Council
March 2012

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The South Tyneside Landscape Character Study

The South Tyneside Landscape Character Study presents a detailed review of the landscapes of South Tyneside, and the means by which their distinctive characteristics can be maintained and enhanced.

The study is intended to provide a greater understanding of the local character and context of the built and natural environment of South Tyneside. It will form part of the evidence base which will inform the forthcoming review of the South Tyneside Local Development Framework.

The South Tyneside Landscape Character Study is presented as a series of linked reports:

- **Part I** of the study is the landscape character assessment, which describes and classifies the landscape, townscape and seascapes of the borough. It provides a hierarchy of local character areas and land use types.
- **Part II** presents general guidelines for the development and management of these landscapes.
- **Part III** deals with the application of planning policy to the landscape, with specific reference to the Green Belt, protection of locally important landscapes, and wind power developments.

This report is **Part II** of the study. It includes information on the value and sensitivities of the landscape of the borough, and provides positive guidelines linked to identified opportunities within each landscape area.

1 Introduction

Purpose of the Guidelines

- 1.1 The consultant's brief set out the aims of the South Tyneside Landscape Character Study. This Part II addresses the requirement to provide a picture of landscape value across the borough, and to determine the sensitivity of the landscape. Parts I and III of the South Tyneside Landscape Character Study will address other issues raised in the brief, including landscape characterisation, and planning matters relating to Green Belt and local landscape designations.
- 1.2 The guidelines are intended as a general guide to aspects of landscape character which are seen to be of particular value, or are considered to be sensitive to change. The guidelines are aimed principally at informing the forthcoming Local Development Framework review, and will help to inform planning decisions and management practices.
- 1.3 The guidelines are based on the classification of the landscape set out in Part I of the Landscape Character Study. This identifies 35 local character areas within the borough, each with its own distinctive characteristics. The 35 local character areas are illustrated in Figure 1, and more detailed mapping is available in Part I.
- 1.4 It is envisaged that the landscape classification set out in Part I will remain largely unchanged over time, while the guidelines included in this Part II will be subject to regular review and updating. The guidelines could form the basis for ongoing monitoring of landscape change. They could also inform the development of "*landscape quality objectives*", defined by the European Landscape Convention as "*a detailed statement of the characteristics which local people want recognised in their surroundings*".¹ Development of landscape qualities would require the involvement of a wider spectrum of stakeholders to discuss and agree more detailed local guidelines.

Overall Aims

- 1.5 An understanding of landscape, including townscape and seascape, can be a powerful planning tool as landscape forms the context for all development. Recognition that all landscapes matter, as emphasised by the European Landscape Convention, will assist in the successful integration of development with its context, resulting in sustainable, locally distinctive landscapes.
- 1.6 Appropriate management of the landscape resource, including all of its natural and cultural heritage elements, must be balanced against the need for ongoing evolution to meet social and economic requirements. Activities potentially affecting landscape character include housing and commercial developments, transport projects, mineral extraction, renewable energy schemes, tourist infrastructure, and so on. Integrated management of development will allow these activities to prosper, while maintaining the distinctiveness of landscapes. The emerging National Planning Policy Framework emphasises the need to seek a sustainable approach to development.²

¹ Land Use Consultants (2009) *Guidelines for Implementing the European Landscape Convention Part 2: Integrating the Intent of the ELC into Plans, Policies and Strategies*. Natural England. Page 5.

² Department for Communities and Local Government (2011) *Draft National Planning Policy Framework*.

Structure of the Guidelines

- 1.7 A series of **high-level principles** have been developed for each of the landscape character types identified in Part I of the Landscape Character Study: Urban, Coastal and Urban Fringe. These set out general principles which apply to all areas of each type.
- 1.8 Landscape character guidelines have been developed from the descriptions of local character set out in Part I of the Landscape Character Study. The first stage in drawing up guidelines was to identify **key sensitivities** for each character area. These include features which are characteristic of the area, and/or are considered particularly valuable or vulnerable to change. Each of the key sensitivities represents an aspect of the character area which should be protected or enhanced through ongoing management.
- 1.9 These sensitivities are then taken forward into more detailed **guidelines**. These are presented in the form of a series of 'dos' and 'don'ts', related to identified strengths, opportunities or challenges which are drawn from the key sensitivities. These are not intended to be prescriptive or exhaustive, but set out general aspirations for local character areas, each of which has the ultimate aim of conserving, restoring, and/or enhancing the key characteristics of the landscape.

2 Landscape Guidelines

High-level Principles: Urban

- 2.1 Within built-up areas, the key objective should be to maintain and enhance townscape character. Development and other interventions should aim to make a positive contribution to townscape, including consideration of physical characteristics such as building types, massing, setbacks and so on, but should also have regard to experiential aspects such as a sense of place.
- 2.2 Many settled parts of South Tyneside have their own distinctive character, and this is an asset to the borough. Particularly important are locations where such characteristics are visibly connected to their environment, such as the mining terraces distinctive of former industrial areas, or the Magnesian limestone buildings at Whitburn. However, local character does not have to be restricted to historic or traditional features, but can be expressed in the distinctive building types and urban patterns of the post-war suburbs, for example.
- 2.3 The reflection and interpretation of existing characteristics of buildings, in terms of scale, massing, and materials, will help to preserve and reinforce these distinctive features. Development which respects its context in this way will integrate better and serve to enhance, rather than diminish, local character and sense of place. A high standard of quality should be demanded in the design and detailing of new development, particularly in those areas with strong character and sense of place.
- 2.4 There are areas of the borough where local character has been eroded in the past, but development can still be designed to make a positive, sustainable contribution. Important relationships between settlement and landscape, in terms of their visual setting and historic development, also contribute to character and distinctiveness. Settlement boundaries are an important aspect of setting, and good settlement boundaries will clearly demarcate settlement and countryside, while ensuring compatibility between the two.
- 2.5 Open space is of central importance to local character. The Green Infrastructure Strategy for the borough sets out a positive approach to ensuring adequate provision of open space. As with built elements, existing features can be positive cues for new and enhanced spaces. Alongside open space, the provision of vegetation, particularly street trees, is important but at risk to piecemeal damage or removal.

Character Area 1: Hebburn Riverside

Key sensitivities

- The extensive area of valued riverside open space is a unique resource within South Tyneside. Riverside access in general is restricted, and this area is of importance to the identity of the wider area.
- Major part of wider greenspace network, with good connections to neighbouring areas. The riverside park forms part of regional and national access networks.
- Areas of land to the south-east have come under development pressure.
- Some evidence of fly-tipping and anti-social behaviour at the remoter car parks.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Riverside access	Retain riverside access, promote access and interpretation	
Links south into Gateshead	Promote access as part of a wider network	
Fly-tipping/anti-social behaviour	Encourage community 'adoption' of open space	Restrict access
Development pressures	Seek positive use within greenspace network	Allow degradation in landscape quality
Formal open space	Promote greater diversity in the management of cut amenity grassland to create wildflower grasslands where appropriate, encouraging greater variety in character and benefits to wildlife	
Biodiversity value	Support wider application of measures to enhance biodiversity beyond the local wildlife site boundary Seek to diversify, age and structure of woodland areas	

Character Area 2: Hebburn North

Key sensitivities

- The remaining links to the river, both physical and visual, are an asset to this area, and again anchor it in its past.
- Isolated older buildings are an important feature among newer residential development. They anchor the area in its past, and provide focal points for this fragmented area.
- The area has limited formal open space, and what exists should therefore be utilised to its full potential. Formal and incidental amenity green spaces, with good provision of trees and vegetation, are an important thread through this area.
- Large areas of vacant land present an opportunity for regeneration of the area, reintegrating the disparate developments and areas into a more cohesive whole. However, the value of such areas as green space, particularly for biodiversity but also the visual appeal of woodland, should be given due consideration in redevelopment plans.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Riverside location	Maintain riverside access	Block views through large riverside development
Isolated historic buildings	Promote imaginative reuse of older structures Reintegrate older buildings within more modern development	Allow older buildings to become increasingly isolated
Limited formal open space	Protect links to adjacent areas of public open space Maintain quality of incidental space and promote community use where appropriate	
Vacant land	Use development as a means to reconnect fragmented areas and reinforce character	Ignore the potential biodiversity value of vacant land

Character Area 3: Hebburn Centre

Key sensitivities

- Hebburn is centred on a purpose-built shopping precinct which relates weakly to its surroundings. The public realm is in poor condition.
- The remaining terraces are intact and present a more attractive setting for retail units. The terraces also relate well to Hebburn Hall and St John’s Church.
- Within the modern residential areas, there is a high proportion of incidental amenity green space.
- Carr-Ellison Park is an attractive green space with a rich variety of spaces and mature vegetation. There are elements of the park in poor condition.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Town centre shopping precinct	Enhance the overall experience of the shopping centre through enhancement of car parking and streetscape	Allow further deterioration of the town centre fabric
Incidental spaces among high-rise buildings	Promote community involvement in improving open space	
Hebburn Hall and Carr Ellison Park	Continue to enhance the park, which forms a significant asset for Hebburn Improve functional links between the park, town centre and potentially the Hall	

Character Area 4: Hebburn South

Key sensitivities

- Monkton is an historic village core within the more modern urban matrix. It preserves a strong sense of place, though it is very limited in size and therefore potentially vulnerable. Recent development has taken place in the historic core without detriment to its character.
- Campbell Park is an important neighbourhood open space for the wider Hebburn and Jarrow area. Parts of the park are in relatively poor condition, particularly Bede's Well. Connections between the park and its surroundings could be enhanced, and the site is on a key access route following the former railway line.
- A key green space corridor crosses this area, linking the Riverside Park, via Hebburn Cemetery and Carr-Ellison Park, with Campbell Park.
- The residential streets feature small street trees which contribute to the character of the area, and add visual interest. In places these have been removed, and the remaining trees are vulnerable to removal and damage.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Monkton village core	Continue to conserve the intrinsic character of the area in line with the Conservation Area Management Plan	
Campbell Park	Restore features of the park, potentially with community involvement Enhance connectivity of the park with surrounding areas, including the opening up of surrounding woodlands which screen the open space	Continue to isolate the park through surrounding development Continue management of large areas of regularly cut amenity grass which have limited benefits to nature
Green space corridors	Promote wider access networks and walking routes, taking in both formal and incidental amenity space Promote the creation of wildflower grassland where appropriate, with the aim of providing a greater variety in character and wildlife benefits	
Street trees, and trees within garden grounds, boundaries, etc.	Recognise the value of all trees to the character of the area In public spaces, replace damaged specimens on a regular basis, and seek to replace those removed in the past	Allow piecemeal erosion of tree cover, either through felling or damage and removal

Character Area 5: Jarrow South

Key sensitivities

- This area has a high concentration of pre-1919 housing, representing a range of building types including terraces and more substantial houses. Long intact streets of such buildings, such as on Bede Burn Road, present coherent vistas with high heritage and amenity value.
- West Park is bordered by substantial older houses, and presents a coherent assemblage of suburb and park. An active friends group takes an interest in the park.
- Overall, the southern part of this area has strong historic character which is not currently recognised by conservation area status, and is therefore potentially more vulnerable to change.
- Though less grand, the terraces in the north of the area are also largely intact, except where the A185 flyover has been built. These terraces also contribute strongly to the character of the area.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Pre-1919 terraces and houses	Resist developments which would alter the intact nature of streets	Permit development which would alter building lines and roof lines, particularly where this may interrupt long linear views
West Park	<p>Maintain the historic character of the park</p> <p>Reinforce links with wider greenspace network, including Campbell Park and open space to the east.</p> <p>Promote the creation of wildflower grassland where appropriate with the aim of providing a greater variety in character and benefits to wildlife.</p>	Permit development which would significantly alter the setting of the park
A185 flyover	Resist further large-scale changes to the urban pattern	

Character Area 6: Jarrow Centre

Key sensitivities

- Numerous grand buildings survive from the town's prosperous industrial past, and these should be celebrated as a central characteristic of Jarrow.
- The development of the second Tyne Tunnel presents an opportunity for good quality open space to be developed at the heart of the town. New open space should be integrated with the good existing provision of incidental amenity space.
- The town centre has become cut off from the riverside, though the new open space being created will provide an opportunity to reinstate links to the Tyne.
- Historically, Jarrow was further to the east, in the area forming part of the Wearmouth-Jarrow candidate World Heritage Site, but is now effectively cut off from this area by road and railway.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Historic buildings	Promote appreciation of the town's architectural heritage	Permit insensitive conversions or reuse Allow key historic buildings to stand empty and unmaintained
New open space along the Tyne Tunnel site	Ensure high standard of new open space, and integration with surrounding commercial and residential areas Promote areas of wildflower grassland within open spaces with the aim of providing a greater variety in character and benefits to wildlife	Limit the management of the open space to regularly cut amenity grass which has limited benefits to nature
Riverside access	Promote links, both visual and physical, between the town centre and riverside	Block views through large riverside development
Historic Jarrow	Reinstate or reinforce links between the town centre and St Paul's Church	Allow further development of infrastructure which could sever the town and the candidate World Heritage Site

Character Area 7: Jarrow Riverside

Key sensitivities

- This area is the result of continually changing industrial developments, and includes a range of functional buildings of varying types, scales and periods. Within this area, older warehouses and other buildings are a dwindling resource, though central to the area's sense of place.
- Regenerating woodland within and between industrial sites makes a strong contribution to landscape character, and is also potentially of biodiversity value.
- The riverside location is essential to the area's character, though access is very limited, and in places the river is all but invisible.
- Open space at the Tyne Tunnel is a particularly valuable resource, given the otherwise restricted access.
- In common with other industrial areas, vacant land, harsh boundaries, and poorly maintained sites give parts of the area a marginal or degraded character.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Traditional industrial buildings	Retain older industrial buildings where possible, to conserve remaining industrial heritage character	
Regenerating woodland	Recognise the value of incidental woodland areas	Allow redevelopment to erase landscape and biodiversity value of regenerating woodland
Riverside location	Maintain existing riverside views, and promote the creation of new access or views where possible	Permit further isolation of the river bank
Vacant land	Recognise the potential biodiversity value of vacant land and the contribution of regenerating woodland to local character	

Character Area 8: Don Valley

Key sensitivities

- Extensive area of accessible open space is of district importance, particularly in its linear extent, linking various different areas. There is likely to be some potential for development pressures at the fringes, but it is the overall connectivity which is most sensitive.
- The area includes part of the Wearmouth-Jarrow candidate World Heritage Site, which is potentially highly sensitive to change within the wider buffer.
- Although much of the open space is well maintained, some areas appear underused and prone to anti-social behaviour. It is the variety of open space types, however, that make this an important corridor, and a balance must therefore be struck.
- The lower Don continues to regenerate following realignment of the watercourse in the 1990s, and presents opportunities for improved access and biodiversity.
- The Don is a woodland resource along much of its length, and mature trees around St Paul's Church and at Jarrow Cemetery are an important feature of the landscape.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Linear corridor of linked open spaces	Continue to provide a variety of open space types and functions, linked along the river corridor Promote enhanced and continuous access along the Don valley	Permit development which would restrict the linear connections along the Don
Wearmouth-Jarrow candidate World Heritage Site	Promote understanding of the wider area and setting of the monastery, as well as the historic buildings Promote the area as a destination in its own right	Allow deviations from the Wearmouth-Jarrow management plan that would alter the character of the area
Areas prone to anti-social behaviour	Integrate areas together, and seek community 'ownership'	Restrict access
Regeneration of the Lower Don area	Enhance access as part of a wider network of open spaces along the river corridor Promote opportunities to enhance habitat value that will support and benefit wildlife	
Mature trees and woodland	Ensure long-term viability of woodlands and trees through replanting schemes	Allow piecemeal erosion of tree cover

Character Area 9: Primrose

Key sensitivities

- The Primrose area has a strong inter-war character, expressed in urban pattern, building type and materials. Similarly, Luke's Lane has a character highly distinctive of its period, and it is these qualities that give the areas their sense of place.
- Monkton Dene is an important as an open space in its own right, and as a corridor linking into the Don valley greenspace network.
- Numerous street trees in the area, particularly along York Avenue, and mature shrubs and hedges are also important to some streetscapes.
- Relationship between Luke's Lane and the urban fringe beyond is central to this area's character.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Distinctive character of built areas	Ensure new development mirrors the form and scale of the surrounding areas, in terms of street layout and building massing	
Monkton Dene	Continue to maintain this area as an open space corridor Promote access as part of a wider network of public open spaces	
Street trees, hedges and planting	Ensure long-term viability of street trees and vegetation through programmed replacement Replace damaged specimens, and those which have been removed in the past	Allow gradual erosion of street trees through non-replacement of damaged stock

Character Area 10: Fellgate and Hedworth

Key sensitivities

- The open spaces and woodlands which intersect this area lend it qualities which distinguish it from other areas of post-war housing. Woodland along main roads and the Metro serves to green this area, but also divides from surrounding areas.
- The open space along the Calfclose Burn and River Don is an important resource and provides links to the wider greenspace network.
- The southern boundary of Fellgate is a key settlement edge, forming a strong Green Belt boundary.
- The rectilinear pattern of buildings and incidental open spaces across Fellgate is highly distinctive. The Hedworth area has a less distinctive pattern, but does have some sense of place as a single-age development.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Linear woodlands	Maintain woodlands to ensure longer term viability	Allow piecemeal erosion of woodland Ignore potential biodiversity value of less intensive management regimes
Calfclose Burn and River Don corridors	Continue to promote access as part of a wider network Enhance access along the Don	
Settlement edge south of Fellgate	Continue to maintain a strong settlement boundary Look at ways of enhancing access links between the settlement and the adjacent urban fringe	Permit development that weakens the settlement edge
Distinctive built form	Maintain rectilinear character of built form and open space patterns in new development to retain the distinctive form of the two estates	

Character Area 11: Simonside

Key sensitivities

- Transport corridors present barriers across and around this area, but also provide much of the open space.
- Vacant and semi-natural spaces at the fringes of the area present an opportunity.
- The area has a relatively weak sense of place, particularly when seen from the roads which pass through.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Transport corridors	Maintain open space and woodland along embankments	Allow corridors to become impermeable barriers to access
Green fringes	Enhance access along the Don and railways to link the area with the urban fringe to the south	
Weak sense of place	Promote place-making initiatives such as public art along the main roads and roundabouts	

Character Area 12: Simonside Industrial Estate

Key sensitivities

- Distinctive saw-tooth-roofed factories offer some sense of place, though newer buildings are often bland and characterless.
- Vacant land and unmaintained boundaries present an occasionally marginal appearance. Vacant land does support much of the area's woodland and scrub.
- The former course of the Don has been reduced to a minor ditch surrounded by reclaimed land.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Functional building types	Encourage diversity of built form, and promote creation of distinctive features as part of new developments	
Vacant land	Recognise value of regenerating woodland on vacant land	Allow redevelopment to erase landscape and biodiversity value of regenerating woodland
Boundaries	Promote higher quality boundaries in visible areas such as along roads, using planting where appropriate	Permit intrusive security fencing which creates harsh edges
River Don	Promote the former river course as a biodiversity resource	Allow further culverting and severance of the watercourse.

Character Area 13: Tyne Dock

Key sensitivities

- This area is largely in single ownership, and part of a strategically important transport hub.
- Dynamic landscape, which changes regularly and is likely to continue to do so.
- The former Jarrow Slake, a landscape of mudflats, has been almost entirely obliterated, except at the edge of the Tyne.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Major transport hub	Continue to work with the port authority to minimise impact of dock activity on character of surrounding areas	
Jarrow Slake	Protect the remaining areas of mudflat, which are of high biodiversity value	

Character Area 14: South Shields Riverside

Key sensitivities

- Historic industrial and commercial heart of South Shields, with a core of built heritage around Mill Dam and the Customs House.
- Views across and along the Tyne are a key characteristic, though access to the river banks is currently restricted in places.
- Remaining historic structures, including buildings, docks, walls, are potentially vulnerable if the vacant sites on which they stand are redeveloped.
- Isolated historic buildings at risk of remaining isolated if not carefully integrated into redevelopment.
- Ongoing restoration will alter this area significantly over the coming years, changing the present balance of commercial land uses and vacant land to open space and more dwellings. The strategic policy and design framework for this area is set out in SPD 8 "South Shields Riverside Regeneration".

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Historic buildings and structures	Recognise townscape value of all historic features, and seek to fully integrate into new development proposals	Obscure or further isolate historic buildings
Riverside access	Promote inclusion of joined-up riverside access in redevelopment proposals in accordance with the key aims and principles set out in SPD 8	
River views	Allow river views to permeate through the area, in parallel with access networks	Block views through new development
Riverside development	Require a high standard of quality in siting, design, and materials and ensure provision for maintenance of new public open spaces in support of the key aims and principles set out in SPD 8	

Character Area 15: High Shields

Key sensitivities

- Pattern of terraces has been severely eroded: some remaining terraced streets are in poor condition and are vulnerable to demolition and redevelopment.
- More recent development is relatively bland in character, and the area has a weak sense of place, particularly where major roads pass through.
- The Chichester area retains a stronger identity, with its terraced buildings and provision of small-scale independent shops clustered around the Metro stop.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Traditional terrace pattern	Retain terraces where possible, preferring renovation to redevelopment Retain terrace pattern and grain in new development	
Weak sense of place	Support place-making initiatives, and promote connectivity across the area	
Urban character of Chichester	Support this area as a neighbourhood centre and seek to retain the character of shop units	Allow insensitive conversions of shop fronts

Character Area 16: South Shields Centre

Key sensitivities

- King Street is the most important shopping street in the borough, its character dependent on the shops and buildings which line the route.
- Car parks and industrial estates form an undistinguished fringe around the central area.
- The market square, Old Town Hall and St Hilda's Church form a remnant of 'old' South Shields.
- The low-rise town centre buildings are dominated by the clock tower of the Town Hall.
- Though King Street is active, peripheral streets are marked by frequent empty shop units.

Guidelines

Strengths/opportunities/challenges	Do	Don't
King Street	Continue to maintain a high quality of public realm Require a high standard of quality in design and materials for all new development in the town centre	Permit loss of distinctive buildings and further homogenisation of the streetscape
Car parks at the fringe	Extend high quality public realm beyond King Street to encompass the wider town centre Enhance links to surrounding communities	
'Old' South Shields	Ensure integration of square, church and ferry terminal as a hub at the west end of King Street	
Town Hall Clock Tower		Permit high rise development that would threaten the prominence of this landmark building
Empty shops	Investigate temporary use of empty shops for displays, artwork, community use	

Character Area 17: The Lawe and Ocean Road

Key sensitivities

- This is an elevated, highly visible area at the mouth of the Tyne. Large developments would be visible from North Tyneside and the river, as well as locally.
- The area forms the setting of Arbeia, a locally important resource and also part of the Frontiers of the Roman Empire World Heritage Site.
- The Lawe includes an extensive, intact area of terraced dwellings, including larger terraces fronting North Marine Park. These terraces are an important part of the setting of the Registered parks.
- Ocean Road is a major thoroughfare linking the town centre and the foreshore. There are plans to revitalise this important street.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Elevated, prominent location	Consider impact of development on views from the river and from North Tyneside	Obscure river views from the edge of this area
Arbeia Roman Fort	Continue to celebrate this major asset of South Tyneside's cultural heritage Enhance the setting and approaches to the Roman site	
Intact terraces	Ensure new development and refurbishments respect building lines and scale, particularly where terraces step downhill	Permit insensitive conversions or extensions which interrupt key building lines
Ocean Road	Enhance this important link within the town, including replacement of lost street trees	
Setting of North Marine Park	Ensure refurbishment schemes are sympathetic to the character of these terraces	

Character Area 18: Westoe

Key sensitivities

- Large area of intact pre-1919 terraced housing, particularly distinctive where the terraces curve over landforms. Two conservation areas protect parts of this area, though the wider townscape is also of value.
- Terraces along Bents Park Road form a key part of the setting of South Marine Park and Bents Park registered parks.
- Beach Road, with its Georgian buildings and mature trees, forms part of an area of historic significance along with the Mariner's Cottages conservation area.
- Street trees are also characteristic of many smaller-scale streets in the area, although damage and removal has impacted these.
- The low wooded hill at Westoe is a prominent feature in views across South Shields.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Intact terraces	Ensure new infill development and refurbishments respect building lines and scale, particularly where terraces step downhill	Permit insensitive conversions or alterations
Street trees	Protect mature street trees, and ensure long-term viability through replacement of damaged trees	Allow piecemeal loss of street trees
Setting of South Marine Park and Bents Park	Ensure refurbishment schemes are sympathetic to the character of these terraces	
Views of Westoe	Retain wooded character and appearance in long views from the south	Promote large development which would appear overbearing in wider views

Character Area 19: West Harton

Key sensitivities

- The character of this area is fragmented, with a varied range of buildings types. While this variety adds to the character of the area, it also lacks cohesion.
- West Park is an attractive Victorian park, surrounded by large terraced houses.
- Linear open spaces along old railway lines are a valuable resource permeating the area.
- The commercial section of Stanhope Road is the main street of the area, though empty shops and underused buildings mark some parts.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Fragmented character	Promote pace-making initiative which would help to tie the area together	Allow further fragmentation, such as erosion of remaining terraced areas
West Park	Enhance the park and promote as a neighbourhood resource	
Linear open spaces	Ensure that these remain open as an important part of greenspace network, and as a means of connecting disparate areas	Block connectivity to/from or within this area
Empty shops	Investigate temporary use of empty shops for displays, artwork, community use	Permit insensitive conversion of shop fronts

Character Area 20: Biddick Hall and Whiteleas

Key sensitivities

- The urban edge setting of this area is characteristic, with valuable links to a good supply of open space.
- Strong degree of homogeneity arising from large single-period estates, but lacks a focal point.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Urban edge	Maintain a strong Green Belt edge around the area	Permit development which contributes to erosion of the settlement edge
Links to open space	Maintain and enhance formal and informal links between this area and neighbouring urban fringe	
Focal point	Promote place-making initiatives which would provide a geographical community focus, such as a key open space	

Character Area 21: Temple Park

Key sensitivities

- Major open space of district importance. Mix of formal amenity space and semi-natural areas of high biodiversity value creates a rich resource for a range of recreational activities.
- Long views available from low mounds, linking the park into the wider landscape.
- Main roads along north and east boundaries present barriers to access.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Major open space resource	Continue to manage the area for a variety of functions, seeking to enhance biodiversity value of semi-natural areas, while promoting access formal recreation facilities	Allow further incursions of built development which may erode the value of the open space as a whole
Long views	Retain open aspects to east and south, and potentially formalise access to viewpoints	Allow regenerating woodland to surround and visually isolate the park
Main roads	Enhance access across busy roads, ensuring the area is fully accessible to all	

Character Area 22 Harton

Key sensitivities

- Distinctive urban pattern of inter-war period, with recognisable pockets of particular building styles.
- The core of Harton village can be read around St Peter's Church, though it has been reduced to only a handful of buildings.
- The area to the south has a good provision of mature trees, as does the area around Cleadon Park, though many other streets lack trees. Tree-lined avenues such as King George Road are an important feature, distinctive of the area's period.
- Important open spaces within the area, though connectivity between these is limited, and there is little in the way of green network.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Urban pattern and building types	Ensure continuity in infill development, recognising the local variations which exist within this area	
Village core	Recognise the value of the remaining village core and seek to enhance this locale	Allow insensitive new development which affects the integrity of the remaining village core
Street trees	Ensure long-term viability of street trees through replacement and re-establishment, particularly at local centres such as Harton Nook Ensure long-term viability of tree-lined avenues through ongoing programme of replacement	Allow further erosion of street tree provision resulting from damage or piecemeal removal
Green network	Enhance access to existing open space, potentially using street trees as a way of defining such routes	

Character Area 23 Horsley Hill and Marsden

Key sensitivities

- Coastal location is a key influence along the eastern edge, though there are few coastal views and the influence is limited to this eastern strip.
- Harton Downhill is a local landmark along the coast, and housing development on its slopes is prominent in wider views.
- Limited open space, but close to major open spaces at The Leas and Marsden Old Quarry.
- Good provision of trees along streets and within incidental amenity spaces.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Coastal edge	Enhance connections between the Coast Road and the interior of this area	Emphasise the coastal edge through permitting development of larger buildings
Harton Downhill	Resist further encroachment of development onto this prominent feature	
Nearby open space at The Leas and Marsden Old Quarry	Enhance green network links to and from these key open spaces, improving access for all	
Provision of trees	Ensure long-term viability of street trees through managed replacement	Allow piecemeal removal of tree cover

Character Area 24: The Boldons

Key sensitivities

- The historic cores of East and West Boldon give these villages their sense of place. Recognised as conservation areas, they form focal points for this character area.
- Within Boldon Colliery, the blocks of pre-1919 terraced houses perform a similar function, creating a sense of place and anchoring the settlement in its mining past.
- The River Don flows through an important area of open space at West Boldon. Boldon Colliery is also close to the Don and urban fringe areas.
- At the south-west, the Quadrus building and the surrounding landscape form a gateway into South Tyneside on the A19.
- East and West Boldon lie along a ridge, relatively elevated above the area to the north. Buildings along this ridge, particularly St Nicholas Church in West Boldon, are prominent on the skyline in wider views.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Historic village cores	Continue to conserve and enhance in line with conservation area management plans	
Boldon Colliery terraces	Recognise the value of the terraces to the sense of place of the area	Permit fragmentation or piecemeal replacement of the remaining terraces
River Don open space	Promote and enhance the River Don corridor as a recreational amenity for the Boldons, and as a biodiversity resource	
Links to urban fringe	Where the settlement adjoins open space, such as to the north by the River Don and Boldon Colliery Woods, seek to enhance access Where the settlement adjoins farmland, reinforce Green Belt boundaries	Block or reduce access, whether formal or informal, to the urban fringe
Gateway on A19	Continue to maintain a high quality landscape setting for the Quadrus building	Allow large unsightly signs to encroach on the gateway
Prominence of buildings on the ridge line	Protect the setting of St Nicholas Church as viewed from the north	Allow development which appears overbearing in views of the skyline

Character Area 25: Cleadon

Key sensitivities

- The historic core of Cleadon is small and has been affected by infill on the main street. The remaining older buildings are sensitive to further change, particularly around the church.
- Traditional features such as walls and streetlights are of particular value within this context.
- Within Cleadon Plantation, mature trees are a distinctive feature, but tree cover has been reduced or removed where more recent redevelopment has introduced a denser grain.
- The irregular settlement edge generally presents a strong Green Belt boundary.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Historic village core	Continue to conserve and enhance the village core in line with the conservation area management plan	Permit further fragmentation of the village core
Traditional features and elements	Recognise the value of all such features in the village, and seek to preserve them for their contribution to character	Allow piecemeal loss of individual elements
Cleadon Plantation	Ensure the retention of mature trees and hedges during redevelopment and construction	Allow substantial further increases in the density of built development

Character Area 26: Whitburn

Key sensitivities

- Historic village core containing attractive green, mature vegetation, and numerous buildings of architectural and historical interest. Protected as a conservation area.
- High level of mature trees in the historic core and surrounding area, extending south to the borough boundary.
- Coastal location is a major influence along the eastern edge, which stands on low cliffs.
- The northern part of the settlement has developed ribbon-like along the A183. The former rifle ranges by this road are likely to be subject to development pressure.
- Whitburn Windmill is a landmark feature, and has an important relationship with the coast.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Historic village core	Continue to conserve and enhance the village core in line with the conservation area management plan	
Mature trees	Ensure long-term viability of mature trees on the village green and elsewhere through programmes of replacement	
Coastal edge location	Maintain and enhance links between the coast and the village Reinforce the coastal edge where the settlement boundary is weaker	Block coastal views from public locations
Development of the rifle ranges	Ensure any development of this area maintains the existing links between the coast and the village, in particular the windmill	

High-level Principles: Coastal

- 2.6 The overarching principle for the coastal areas should be conservation of the resource. The coast of South Tyneside is of immense value to the borough, as a recreational area for residents and also as a tourist attraction.
- 2.7 The coastline is also varied, comprising the developed Foreshore, and the semi-natural Leas. Within more developed areas, there is scope for enhancement of the resource without impacting of the strong character and resort atmosphere of the coast. New development should adhere to high standards of siting, design and materials in these visible locations. There is a depth of history to be explored in the resort and its surroundings.
- 2.8 Elsewhere, the more undeveloped character of the coast is a key characteristic, and the aim should be to conserve this while maintaining the role of the area for access and recreation. Development for visitor facilities should be appropriate in scale and suited to the more natural character of the area. Again, high standards of design and materials should be required. Consideration should be given to the upgrading of existing facilities as exemplars.
- 2.9 The key attractions of Marsden Bay, Souter Lighthouse, and the Marine Parks should continue to be focal points within a wider access network linking settlements and inland areas with the coast. Recreational access should be promoted for its own sake and as a means of interpreting and understanding the area's important historical and geological resources.
- 2.10 The urban edge often comes close to the undeveloped shore, and can be a presence in coastal views. Ways of softening the urban edge should be explored without affecting views. Development proposals close to the coast should be carefully considered in terms of their scale and potential effects on coastal views.

Character Area 27: South Shields Foreshore

Key sensitivities

- The Foreshore is the main tourist attraction within South Tyneside, incorporating beaches, amusements and historic parks.
- The Marine Parks and Bents Park are included on the English Heritage Register of Historic Parks, and are valued open spaces. South Marine Park is in immaculate condition, having been recently restored. The other parks are in good condition but suffer by comparison.
- Dune system at Herd Sand is of regional importance as the largest dune system in the Durham Biodiversity Action plan area, though it is eroded in places.
- There are dilapidated areas, including some of the seafront car parks, and the Gypsies Green Stadium.
- Work is underway to build a new leisure pool, and future projects include changes to the sea wall in the Littlehaven area.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Major tourist attraction	Maintain the overall function of the area, retaining the seaside character and range of facilities	Restrict access, or permit the 'privatisation' of public space through commercial development
Herd Sand dunes	Manage access to restrict erosion and protect biodiversity	
Condition of parks and other areas	Retain a high standard of quality across the foreshore, as a highly visible area	
Future projects	Seek wide consultation input, recognising the area's value to the whole borough Require a high standard of quality in siting, design, materials and ensure provision for maintenance	Permit intrusive development along the promenade

Character Area 28: The Leas

Key sensitivities

- Extensive area of undeveloped coast, with high biodiversity, geodiversity and recreational value, the Leas are defined by a large quantity of well-maintained publicly accessible open space.
- Marsden Bay is a key tourist attraction for South Tyneside, with attractions including seabirds, scenery and Marsden Grotto. Some tourist facilities, such as car parks, are in poorer condition compared to the rest of the area.
- The grasslands are an important resource for residents, and are well used by people walking, running and enjoying the view.
- The cliffs are an important exposure of Magnesian limestone, and represent the best location to access the nationally-important geological resource of South Tyneside.
- To landward, housing along Coast Road presents a hard edge to the open space, with some stretches of houses facing away from the coast.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Undeveloped coast	Maintain the overall undeveloped nature of the coast for its multiple values	
Key tourist attraction	Continue to promote the area for tourism in a sustainable way Require the highest standards of design and materials for any new facilities, and seek to upgrade existing facilities	Allow tourist development such as car parks to creep into currently undeveloped areas
Grasslands	Continue to conserve and enhance biodiversity value without impinging upon the recreational resource	
Magnesian limestone	Promote interpretation and understanding of the area's geodiversity, linked to other key sites	
Hard urban edge	Examine ways of softening the landward edge, without adversely affecting residential views	Permit large development which could be overbearing from the cliffs

Character Area 29: Whitburn Coast

Key sensitivities

- The coastline is accessible along its length. Whitburn Coastal Park is a key resource in the overall access network along the coast, though access to the car parks is seasonally restricted.
- The settlement edge of Whitburn presses close against the coastline in the southern part of the area. The new school building is a visible presence in views along the coast.
- Development pressure for housing is likely to affect the area of the former rifle ranges. The target mounds present an interesting contrast with Medieval ridge-and-furrow field systems.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Accessible coastline	Ensure maintenance of access links and connectivity with transport and settlements	Allow deterioration of facilities such as car parks and signage
Settlement edge of Whitburn	Resist further large-scale development close to the coast, which may affect coastal views Examine ways of softening the settlement edge, without adversely affecting residential views	
Rifle ranges	Ensure any development retains a substantial publicly accessible coastal strip Retain ridge-and-furrow and seek to interpret the target mounds	Allow the layers of past use which are clearly visible here to be obscured

High-level Principles: Urban Fringe

- 2.11 South Tyneside's urban fringe comprises a mix of rural and commercial land uses and open space. Landscape character is generally fragmented by alternating land uses and intersecting roads and other features. All of these areas are affected to greater or lesser extent by proximity to settlements.
- 2.12 The great majority of the area is within the Green Belt, and many areas are subject to other protections. Development pressure is likely to be relatively limited, though opportunities should be recognised to enhance derelict and brownfield sites through sustainable redevelopment.
- 2.13 The focus in these areas should be about creating a well-structured, accessible and sustainable landscape. Landscape structure is generally limited, and support should be given to any efforts which enhance structure and connectivity. Woodland planting and hedgerow restoration are key landscape aims, and will assist in creating structured, attractive landscapes.
- 2.14 Access should be given priority, subject to other considerations including habitat conservation. There exists a good network of footpaths and open spaces, which can be built on to enhance connectivity with settlements and create further valued recreational resources, offering opportunities to explore and understand South Tyneside's biodiversity and geodiversity.
- 2.15 Distinctive landscape elements are not in abundance, and those that are evident should be given due attention. The limestone walls on Cleadon Hill are an example, visibly tying the area to its geology. Landmark features are generally recognised and their settings should be protected.
- 2.16 In all these efforts, cross-boundary co-operation should be sought with neighbouring local authorities, since many of these landscapes and resources extend across the administrative boundaries of South Tyneside.

Character Area 30: Monkton Fell

Key sensitivities

- Overall this area is fragmented into areas of open space, agriculture and commercial use, including a business park and a quarry. It is dissected by roads and the Metro line.
- There are good settlement edges, often buffered by areas of publicly accessible open space providing valued recreational access. New woodlands have been established and will enhance the area as they mature.
- Vacant and underused land has a marginal character in places, with some fly tipping for example. Commercial uses are located sporadically along the A194. The roundabout plantings are a positive feature.
- Monkton Business Park itself is in good condition, though proliferation of signs and advertising creates clutter.
- Field boundaries are in poor condition throughout, with hedges gappy or absent.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Fragmented area	<p>Promote area-wide proposals to enhance landscape structure and access and green networks which will unify the area</p> <p>Ensure Red Barns Quarry is adequately restored in the long term, reducing the fragmentation of the area</p>	Permit further fragmentation of remaining agricultural areas
Valued open space	<p>Ensure good-quality ongoing maintenance for habitat and recreational use</p> <p>Encourage community involvement to tackle anti-social behaviour</p>	
A194 corridor	Ensure long-term maintenance of ornamental plantings	Allow ribbon development along the main road, which would further fragment the area
Field boundaries	Support the reinstatement of hedges and hedge trees for landscape and habitat value	

Character Area 31: Boldon Fell

Key sensitivities

- Most of this area is agricultural, with large fields. Hedges are often gappy and tree cover is sparse. Mature woodland around farms and at Scot's House is of particular value, and some new planting is apparent
- Infrastructure affects the character of this area, particularly the busy main roads and overhead power lines.
- There is limited access into this area, restricted to a few footpaths, though the area is close to residential areas.
- Wardley Colliery wildlife site is an extensive biodiversity asset, and there are several linear local wildlife sites, forming the skeleton of a habitat network across this area, which is a major wildlife corridor in the wider region.
- Views across the area are of interest, taking in Penshaw Monument and other features to the south.

Guidelines

Strengths/opportunities/challenges	Do	Don't
Landscape structure	Support the reinstatement and restoration of hedges for landscape and habitat value Support the planting of new woodland areas to reinforce landscape structure	Permit removal of remaining mature woodland
Overhead power lines	Resist further proliferation of 'wirescape' across this area	
Access	Enhance access networks across the area, utilising existing paths and promoting new links	
Habitat network	Promote the creation of linear links between sites of habitat value, using new hedge and woodland planting as appropriate Focus habitat network on the burns in the area	
Views	Retain open aspect and views, particularly from the north	Permit woodland planting which would obstruct key views

Character Area 32: Boldon Downhill

Key sensitivities

- The high ground and westward scarp of Boldon Downhill are a key feature in the South Tyneside landscape, particularly prominent from the A19 and A184. The hill is affected by infrastructure including power lines, reservoir and substation.
- Boldon Downhill, particularly the old quarry, is of high geodiversity value, though relatively inaccessible. There is no formal path to the summit to allow appreciation of the wide views.
- The arable area to the east of the summit is relatively well-wooded compared to the rest of South Tyneside, though there are gappy hedges.
- The former MOD depot presents an opportunity for sustainable development.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Boldon Downhill summit	Protect the open aspect of the hilltop, recognising its value as a landscape feature and viewpoint	Permit further proliferation of infrastructure on the summit
Access	Promote enhanced access to the hill summit as part of good access network in this area Promote access and interpretation of the old quarry	
Woodlands and farmland	Retain existing stands of mature woodland, and promote the establishment of new areas of woodland to link these up and form a more coherent landscape structure Support the restoration and reinstatement of hedges	Allow further loss of hedges and trees from the landscape
Former MOD depot	Examine possible opportunities for reclamation and/or appropriate sustainable redevelopment which is compatible with the purposes and functions of the Green Belt	

Character Area 33: Boldon Flats and Whitburn Moor

Key sensitivities

- Urban fringe character, particularly around the edges of Cleadon and East Boldon, where the area is affected by Cleadon Lane industrial estate
- Low-lying areas of habitat value are an important biodiversity resource, and the winter flooding is characteristic of this area.
- The B1299 offers broad southward views across the lower-lying Whitburn Moor and Seaburn to Sunderland and the coast.
- Field boundaries are generally in poor condition, with evidence of loss of hedgerows and fences in poor repair. The open area lacks significant woodland cover and landscape structure.
- The area is affected by busy roads, particularly where these are narrow.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Urban fringe character	Resist the further extension of Cleadon Lane industrial estate Examine ways of enhancing settlement boundaries to form an improved Green Belt edge	Allow further intrusion of commercial land uses into this area Permit unsightly boundaries such as security fencing
Broad views of the coast to the south and east	Retain open aspect of eastern areas, particularly along the B1299	Permit woodland planting that would restrict key views
Landscape structure	Support reinforcement of landscape structure through establishment of new woodland planting and reinstatement of hedges Ensure long-term management of new and existing hedges in the area	
Narrow, busy roads	Examine the potential for calming of traffic on narrow roads such as Moor Lane	Permit new developments without examining the impacts on traffic levels

Character Area 34: Boldon and Cleadon Fragmented Farmland

Key sensitivities

- The area is fragmented into areas of farmland, formal and informal open space, and commercial uses, and is divided up by busy roads and the Metro line.
- Readily accessible area for informal recreation, close to large residential areas. The area includes a number of extensive publicly accessible areas and footpaths.
- Woodland and hedgerows form a partial landscape structure, strongest around Tilesheds and the River Don.
- Narrow areas between settlements are potentially vulnerable to development and coalescence. Existing commercial uses affect character around Cleadon Lane industrial estate, for example. The area is locally affected by the quality of the settlement boundary.
- The River Don forms the focus of biodiversity value, with several areas of high value across the area.

Guidelines

Strengths/opportunities/ challenges	Do	Don't
Fragmented area	Promote area-wide proposals to enhance landscape structure and access and green networks which will unify the area	Permit further fragmentation of remaining agricultural areas
Recreational access	Continue to promote access as part of a wider network, seeking to build further links and connectivity with urban areas	
Landscape structure	Promote further woodland planting particularly where this will form links and enhance landscape structure Support the reinstatement and reinforcement of hedges and hedge trees	
Commercial development	Resist further commercial development around Tilesheds and at Cleadon Lane industrial estate	Allow proliferation of signs, advertisements and other potential clutter along roads in the area
Settlement boundaries	Examine ways of strengthening visual and physical settlement boundaries, while maintaining connectivity with settlements	
River Don	Utilise the Don as a focus for enhancing landscape structure and habitat networks	Isolate the river corridor from access and habitat networks

Character Area 35 Cleadon Hills

Key sensitivities

- An extensive area of high ground, the Cleadon Hills have a strong unity as an area, with a distinct sense of place.
- Recreational access and views are highly valued, with popular walking routes circumscribing the hills. The area is home to key landmarks in the wider area, including the water tower and the windmill. As a whole, the Cleadon Hills are clearly well-used and valued locally.
- Sites of biodiversity and geodiversity value form a network across this area, with strong links to the coast. These areas are accessible and offer opportunities to view wildlife and geology.
- Stone walls and other field boundaries are in mixed condition, with some gappy hedges and walls in disrepair.
- In the longer term, restoration of Marsden Quarry will present a major opportunity to enhance the area.

Guidelines

Strengths/opportunities/challenges	Do	Don't
High ground	Retain open undeveloped character, and maintain long views in all directions through management of vegetation Maintain setting of key borough landmarks of the water tower and Cleadon Windmill	Allow development which would affect views of the key landmarks, either within this area or in other areas with key views
Access and recreation	Continue to promote access as part of a wider network, enhancing links where possible	
Habitat network	Continue efforts to enhance habitat value, promoting links to wider networks of wildlife corridors	
Field boundaries	Support efforts to enhance field boundaries, including rebuilding walls and reinforcing hedges, to improve landscape structure	

South Tyneside Landscape Character Study

Figure 1

Local Landscape Character Areas

 South Tyneside

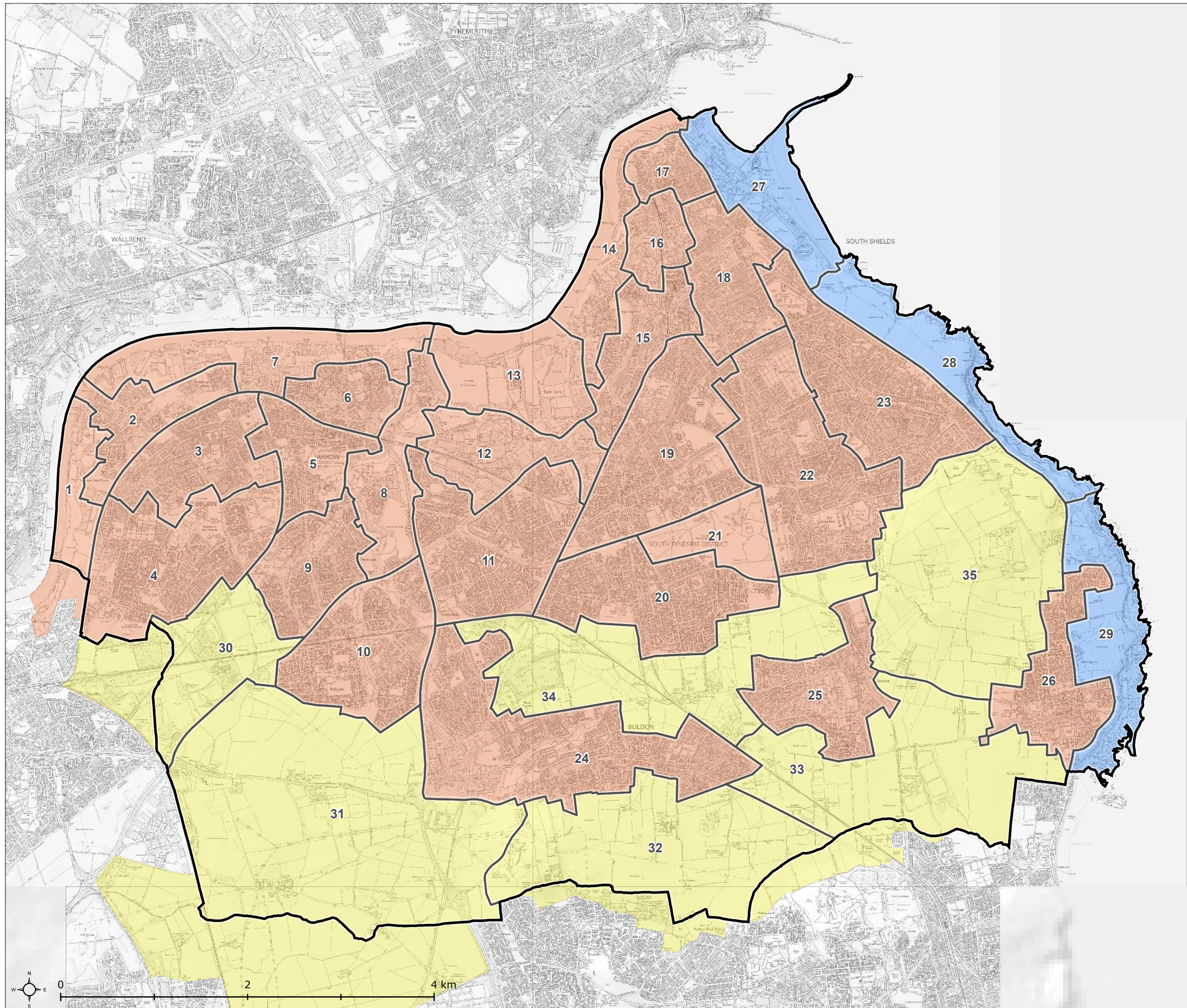
Local Landscape Character Area

 Coastal

 Rural

 Urban

- 1 Hebburn Riverside
- 2 Hebburn North
- 3 Hebburn Centre
- 4 Hebburn South
- 5 Jarrow South
- 6 Jarrow Centre
- 7 Jarrow Riverside
- 8 Don Valley
- 9 Primrose
- 10 Fellgate and Hedworth
- 11 Simonside
- 12 Simonside Industrial Estate
- 13 Tyne Dock
- 14 South Shields Riverside
- 15 High Shields
- 16 South Shields Centre
- 17 The Lawe and Ocean Road
- 18 Westoe
- 19 West Harton
- 20 Biddick Hall and Whiteleas
- 21 Temple Park
- 22 Harton
- 23 Horsley Hill and Marsden
- 24 The Boldons
- 25 Cleadon
- 26 Whitburn
- 27 South Shields Foreshore
- 28 The Leas
- 29 Whitburn Coast
- 30 Monkton Fell
- 31 Boldon Fell
- 32 Boldon Downhill
- 33 Boldon Flats and Whitburn Moor
- 34 Boldon-Cleadon Fragmented Farmland
- 35 Cleadon Hills



Map Scale @ A3:1:40,000



**South Tyneside
Council**



Environmental Planning
Design & Management

South Tyneside Landscape Character Study

Part III: Application of the Character Assessment

Prepared by LUC for South Tyneside Council
March 2012



Project Title: South Tyneside Landscape Character Study: Part III Application of the Character Assessment

Client: South Tyneside Council

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South Tyneside Landscape Character Study

Part III: Application of the Character Assessment

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March 2012

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The South Tyneside Landscape Character Study

The South Tyneside Landscape Character Study presents a detailed review of the landscapes of South Tyneside, and the means by which their distinctive characteristics can be maintained and enhanced.

The study is intended to provide a greater understanding of the local character and context of the built and natural environment of South Tyneside. It will form part of the evidence base which will inform the forthcoming review of the South Tyneside Local Development Framework.

The South Tyneside Landscape Character Study is presented as a series of linked reports:

- **Part I** of the study is the landscape character assessment, which describes and classifies the landscape, townscape and seascapes of the borough. It provides a hierarchy of local character areas and land use types.
- **Part II** presents general guidelines for the development and management of these landscapes.
- **Part III** deals with the application of planning policy to the landscape, with specific reference to the Green Belt, protection of locally important landscapes, and wind power developments.

This report is **Part III** of the study. It draws on the findings of Part I and examines the findings in relation to three areas of development planning policy: the function of the Green Belt; the current and future provision of local landscape designations; and the sensitivity of the landscape to wind turbine development.

Executive Summary

Function of the Green Belt

The function of the Green Belt in South Tyneside was evaluated in terms of contribution to Green Belt objectives set out in national planning policy. A criteria-based evaluation was undertaken, and the findings were compared with the strategic recommendations for the Great North Forest Local Management Zones.

The review concluded that all areas of the Green Belt play a key role in terms of the Green Belt objectives, and that the Great North Forest strategy will enhance this role. The findings have informed the detailed landscape guidelines presented in Part II of the South Tyneside Landscape Character Study.

Landscape Protection

An assessment was undertaken to identify the features and qualities of the South Tyneside landscape that merit additional protection as local landscape designations. This was done by applying a criteria-based assessment drawn from published guidance to the urban fringe areas of the borough.

The study concluded that local landscape designations should be maintained at Boldon Downhill and Cleadon Hills, with recommendations on boundary modifications. In addition, the study concluded that a new local landscape designation would be justified along the coast between Trow Point and Whitburn Coastal Park.

It is recommended that these three new or revised areas of high landscape value are subject to wider consultation as part as part of the LDF Review process.

Landscape Sensitivity to Wind Power Development

The study reviewed existing and proposed wind power developments in the borough, as well as past work undertaken at a strategic level. An assessment of the sensitivity of riverside, industrial and urban fringe areas was undertaken, leading to the formulation of siting and design guidance relevant to the development of wind turbines.

The study concluded that industrial riverside areas had greatest potential for wind turbine development. Within the Green Belt, there are a range of sensitivities though some areas may accommodate wind power development, subject to other constraints.

1

Function of the Green Belt

1 Function of the Green Belt

- 1.1 The findings of the South Tyneside Landscape Character Assessment (Part I of the Landscape Character Study) were used as a basis for evaluating the function of the Green Belt in South Tyneside, in terms of contribution to Green Belt objectives. It is envisaged that the findings of the evaluation will help to identify ways in which the landscape contribution to Green Belt objectives could be conserved or enhanced. The review has informed the development of the landscape guidelines set out in Part II of the study.
- 1.2 This part of the study is not intended to be a full-scale review of the Green Belt, and does not make recommendations on amending the designated area. However, the findings could be used to evaluate the effects of modifying existing Green Belt boundaries, as part of any subsequent review.

The Green Belt in South Tyneside

- 1.3 The South Tyneside Green Belt was established in the 1960s and has been reviewed on two occasions since. A detailed history of the South Tyneside Green Belt is contained in the South Tyneside Green Belt and Landscape Background Paper (South Tyneside Council, June 2011). Its present extent covers most of the undeveloped area of the borough, and is shown on Figure 1.1.

Planning Policy Context

- 1.4 The North East Regional Spatial Strategy included Policy 9, which included provisions for “ensuring that the Green Belt continues to safeguard the countryside from encroachment and check the unrestricted sprawl of Tyne & Wear”. The policy set out which settlements should be prevented from merging. The government has stated its intention to abolish Regional Spatial Strategies under the Localism Act 2011.
- 1.5 Core Strategy Policy EA1: Local Character and Distinctiveness seeks to “protect and enhance the openness of the Green Belt,” and also to “preserve the special and separate characters of the urban fringe villages”.
- 1.6 The Development Management Policies document (page 41) defines the ^{role} and purpose of the South Tyneside Green Belt:

“The Green Belt in South Tyneside has an important role to play in restricting the spread of the built up area of the borough and retaining the separate character of the urban conurbation and villages. In order to retain its openness there is a general presumption against inappropriate development in the Green Belt

Principal Purposes:

- *To check the unrestricted sprawl of the built-up area of South Tyneside;*
- *To safeguard the borough’s countryside from further encroachment;*
- *To prevent the merging of South Tyneside with Sunderland, Washington or Gateshead;*
- *To preserve the special and separate characters of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn; and*
- *To assist in the regeneration of the urban area, by encouraging the recycling of land, particularly along the riverside.”*

Local Management Zones

1.7 Policy EA1 also commits to:

“implement the Great North Forest’s strategies for access, education, enterprise and biodiversity in a forestry framework by:

i) enhancing the River Don Valley farmland into a well-wooded recreational landscape enclosing a network of open corridors;

ii) reconstructing the Boldon / Cleadon fringe as an informal and wooded local recreation area that softens intrusive urban edges;

iii) conserving the open limestone grassland character of the Cleadon Hills;

iv) enhancing North Sunderland fringe by significantly increasing tree cover; and

v) restoring the small-scale agricultural field pattern of Downhill.”

1.8 These strategies are defined in the Great North Forest Plan (2003). This document identifies Local Management Zones across the Great North Forest (GNF) area, and provides a short description and strategy statement for each. Five of these Local Management Zones are located within South Tyneside, as listed in Policy EA1, and they are identified on the Core Strategy Key Diagram. The five Local Management Zones are illustrated on Figure 1.1.

1.9 These five Local Management Zones broadly correspond to local character areas defined in Part I of the South Tyneside Landscape Character Study, as set out in Table 1.1.

Table 1.1 Local Management Zones and Local Character Areas

Local Management Zone	Local Character Area	Notes
LM1 Don Valley Farmland	30 Monkton Fell; and 31 Boldon Fell	The eastern boundary is slightly different. The LMZ also includes playing fields to the north-west
LM2 Downhill	32 Boldon Downhill	The LMZ is smaller than the LCA, and excludes the area east of Mundles Lane
LM3 Boldon / Cleadon	21 Temple Park; and 34 Boldon and Cleadon Fragmented Farmland	LCA 21 Temple Park is outside the Green Belt
LM4 Cleadon Hills	35 Cleadon Hills, and parts of: 28 The Leas; and 29 Whitburn Coast	The LMZ also takes in the northern part of Whitburn Village
LM5 North Sunderland Fringe	33 Boldon Flats and Whitburn Moor, and parts of: 32 Boldon Downhill; and 29 Whitburn Coast	The LMZ also takes in the southern part of Whitburn Village

1.10 The detailed descriptions and strategies for these Local Management Zones, as set out in the GNF Plan, are given in Table 1.2.

Table 1.2 Local Management Zones Descriptions and Strategies

Local Management Zone	Great North Forest Character Area	Great North Forest LMZ reference	Description (from GNF Plan)	Strategy (from GNF Plan)
LM1 Don Valley Farmland	Central Lowlands	CL3	Extensive low-lying arable countryside with large fields and low cut boundary hedges. Largely treeless except for occasional copses and tree groups around scattered farmsteads. Surrounding urban edges very visible across an open flat landscape. Major intrusions from mineral extraction around Wardley/Red Barns, Wardley coal stocking site, Mount Pleasant substation and associated power lines, Nissan and surrounding highways. Substantial area identified for future economic development.	ENHANCEMENT towards a well wooded recreational landscape at the heart of the Forest area, containing surrounding intrusions and new development within an extensive framework of large and small scale mixed woodlands enclosing a network of open corridors around the feeder streams of the upper River Don. Major woodland emphasis in future development and mineral restoration proposals. Retain views along the northern boundary of the zone and use woodland as the 'frame' for achieving this.
LM2 Downhill	Magnesian Limestone Plateau	ML3	Rolling, mixed farming landscape rising to a prominent limestone hilltop at Downhill. Narrow belts of wind-shaped trees are associated with scattered farm buildings and poorly maintained hedgerows. Landscape structure is disrupted by urban related uses, including a reservoir, golf course and restored landfill site. The limestone bluff forms a prominent and striking feature in the wider landscape and offers panoramic views over the central Forest area.	RESTORATION of a smaller-scale agricultural pattern through management and extension of woodland cover within a renewed hedgerow and field structure with scattered copses, shelterbelts and field trees. Higher ground kept more open with more extensive woodland concentrated around the edge of Sunderland to soften and reduce the impact of existing and new development.
LM3 Boldon / Cleadon	Central Lowlands	CL4	Flat, fragmented and rather featureless landscape of large arable fields and mixed urban fringe uses, including parks, playing fields, horse pasture, reclaimed land and waste ground. Remaining hedgerows are overgrown or gappy with few trees and scattered areas of scrub and regeneration. Surrounding urban edges are very visible, particularly more recent housing development. Narrow green corridor between Boldon, Cleadon and the main urban area of South Tyneside with only limited connection to the wider countryside to the south and east. Extensive areas of community-based tree planting and conservation management.	RECONSTRUCTION towards an informal wooded recreation area for local people based around the open corridor of the River Don and the large recreational area of Temple Park. Dense, small-scale woodland and shelterbelt planting to build visual separation, soften intrusive urban edges, enclose spaces for informal recreation and strengthen links out into wider countryside to the south and east.

Local Management Zone	Great North Forest Character Area	Great North Forest LMZ reference	Description (from GNF Plan)	Strategy (from GNF Plan)
LM4 Cleadon Hills	Magnesian Limestone Plateau	ML1	Open arable landscape distinguished by its striking domed landform and extensive seaward views. Large fields with gappy flailed hedges. Scattered groups of trees form distinctive skyline features, particularly around the few dispersed farmsteads and the imposing waterworks. Stone walls are a particular feature, unique to this part of the Forest. Panoramic views are intruded upon by the urban edge of South Tyneside and parts of the area have been disrupted by past and present quarrying. The National Trust coastline is a spectacular and important attraction and Whitburn village has a distinct local character.	CONSERVATION of the area's open limestone character with new tree planting restricted to lower ground around the urban edge to reduce intrusion and to small copses and field trees at specific focal points on higher ground. Particular attention to the conservation and restoration of stone walls and other distinctive landscape features and opportunities for the conservation and recreation of limestone grassland.
LM5 North Sunderland Fringe	Magnesian Limestone Plateau	ML2	Mixed farming landscape with extensive arable fields, and smaller pastoral areas around Boldon. Very open landscape with scattered areas of rough grassland and scrubby land with gappy hedges and broken fencing. Scattered farmsteads, often with small copses of wind sculpted sycamore. Urban edges of Boldon and Sunderland are intrusive but the area offers longer-distance views eastward to the sea. An important open corridor between Sunderland and South Tyneside under significant development pressure. The recent Metro extension and Sunderland Football Club training academy's significant areas of new woodland and wetland have both enhanced access and recreational opportunities.	ENHANCEMENT towards a well-wooded agricultural landscape through the promotion of significantly increased tree cover within a restored agricultural pattern. New woodland concentrated towards the urban edge of Sunderland, particularly along Cut Throat Dene, and on lower ground along the road/rail corridor, protecting views east towards the sea.

Methodology

Study Area

- 1.11 Based on the comparison of character areas and Local Management Zones in Table 1.1, the study area for the Green Belt evaluation has been limited to local character areas 28 to 35, as illustrated on Figure 1.2.

Planning Policy Guidance 2: Green Belts

- 1.12 PPG2 sets out the Government's policy on Green Belts.¹ Paragraph 1.5 states that there are five purposes of including land in Green Belts:
- *"to check the unrestricted sprawl of large built-up areas;*
 - *to prevent neighbouring towns from merging into one another;*
 - *to assist in safeguarding the countryside from encroachment;*
 - *to preserve the setting and special character of historic towns; and*
 - *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*
- 1.13 These purposes are echoed by the Development Management Policies document quoted at paragraph 1.6 above.
- 1.14 Once Green Belts have been defined, PPG2 notes that the land should play a positive role in providing recreational opportunities, providing attractive landscapes, improving damaged land, providing nature conservation interest and remaining in productive agricultural, forestry and related uses.
- 1.15 The Green Belt purposes set out in PPG2 were reviewed in relation to landscape and visual issues (Table 3.1). Of the five purposes, the first four can clearly be related to landscape and visual objectives, and these were developed into a series of evaluation criteria. These criteria were then applied to each of the local character areas within the Green Belt. The resulting assessment indicates the contribution of each local character area to Green Belt objectives.

Table 1.3 Landscape and visual objectives relating to PPG2 Green Belt objectives

PPG2 Green Belt purposes	Landscape and visual objective
To check the unrestricted sprawl of large built-up areas	Maintaining settlement identity, and strong, defensible, Green Belt boundaries
To prevent neighbouring towns from merging into one another	Maintaining settlement identity (including actual and perceived separation between settlements)
To assist in safeguarding the countryside from encroachment	Maintaining perceived separation of town and country, including strong, defensible Green Belt boundaries
To preserve the setting and special character of historic towns	Protecting areas of landscape which contribute to setting and character of historic towns and historic features within settlements

¹ PPG2 will be replaced by the National Planning Policy Framework in future. The draft National Planning Policy Framework published in 2011 retained the stated purposes of Green Belt unchanged.

Criteria

- 1.16 The key landscape and visual principles of the PPG2 purposes can be summarised as **setting**, **identity** and **boundaries**. The Green Belt study has not examined boundaries, and therefore focuses on the first two of these principles.
- 1.17 The contribution of a landscape to the **setting** of settlements is explored through the following criteria:
- How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?
 - How important is the landscape in views from key transport corridors?
 - Does the landscape play an important role in the setting of other areas of landscape importance?
- 1.18 The contribution of a landscape to the **identity** of settlements is explored through the following criteria:
- Does the landscape contribute to appreciation of (historic) settlement form?
 - Does the landscape include distinctive features which are important to a settlement's sense of place?
 - Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?

Evaluation

- 1.19 The following sections present the findings of the Green Belt study.

LCA 28: The Leas

- 1.20 This coastal area includes the cliffs and open space of the Leas, from Trow Point in the north to Lizard Point in the south. Most of this area is publicly accessible open space, in the ownership of the National Trust.
- 1.21 The small section south of Marsden Grotto is within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	Much of this area is recreational, and therefore there are important views within this area, particularly towards the coast. The area is also visible from the higher ground to the west.
How important is the landscape in views from key transport corridors?	The area lies on the A183 Coast Road, which is an important route linking South Shields with Whitburn.
Does the landscape play an important role in the setting of other areas of landscape importance?	This area plays a role in the setting of the Cleadon Hills to the west, and the other coastal areas to north and south.
Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	Past erosion has obliterated the settlement of Marsden previously sited in this area, though this itself was of recent origin connected to coal mining.

Does the landscape include distinctive features which are important to a settlement's sense of place?	Marsden Bay, Marsden Rock and the Grotto are of central importance to the wider identity of South Tyneside, though less strongly connected to any individual settlement.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	The area provides physical separation between the suburbs of South Shields and Whitburn along the coast.

Summary

- 1.22 Though peripheral to the Green Belt as a whole, this small area is important in the coastal sequence of landscapes, as viewed from the A183 or from static viewpoints. Along with Cleadon Hills to the west it is key to maintaining the separate identities of Whitburn and South Shields.

Local Management Zone

- 1.23 This area of Green Belt is within LM4 Cleadon Hills, the key aim for which is "conserving the open limestone grassland character." The coastline is not referred to in the GNF strategy, though this area does have important limestone grasslands at the Leas.

Conclusion

- 1.24 The GNF strategy will conserve this area as important grassland forming part of the coastal edge of South Tyneside. Maintenance of an open landscape will enable the area to keep its role in the setting and identity of neighbouring settlements.

LCA 29: Whitburn Coast

- 1.25 This coastal area includes the cliffs and open space of the Leas, from Trow Point in the north to Lizard Point in the south. Most of this area is publicly accessible open space, in the ownership of the National Trust.
- 1.26 All of this LCA is within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	The coastline is a key recreational area and there are important views from within this stretch of coast looking north and south. The area is also important in views from the Whitburn Windmill.
How important is the landscape in views from key transport corridors?	This landscape is not very visible from transport corridors. The A183 is located on the other side of the settlement to the coastal character area, though the coastal landscape is visible to the north and south.
Does the landscape play an important role in the setting of other areas of landscape importance?	The area has a direct relationship with the more dramatic coast to the north. It is visually unrelated to inland areas of the borough.
Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	The modern edge of Whitburn approaches the coast, with only a narrow strip of coastal grassland in places. The historic settlement core is not focused on the coast.

Does the landscape include distinctive features which are important to a settlement's sense of place?	The coast here is less distinctive than further north, though the area contains the former Whitburn Colliery site and the disused rifle ranges, both of which offer some sense of place.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	This landscape plays some role in the separation of Whitburn and South Shields along the A183. To the south it forms part of the small gap separating Whitburn and Seaburn.

Summary

- 1.27 This area is important for recreation, but is less closely related to other areas of the Green Belt, being visually and physically separated by the settlement of Whitburn. At its northern and southern ends it has some importance to the separate identity of Whitburn, particularly to the south where the gap between Whitburn and Seaburn is only around 250m.

Local Management Zones

- 1.28 This area of Green Belt is split between LM4 Cleadon Hills, where the key aim is "conserving the open limestone grassland character", and LM5 North Sunderland Fringe, where the key aim is to enhance by "significantly increasing tree cover".

Conclusion

- 1.29 Increased tree cover would be less appropriate in this coastal area, and the GNF strategy does not make specific mention of the coastal edge. The GNF strategy does include consideration of coastal views, and these should be preserved by maintaining the open character of the coastal edge. Overall, the more open character of the coastal Green Belt should be preserved, with woodland creation largely restricted to the restored Whitburn Colliery site.

LCA 30: Monkton Fell

- 1.30 This is a fragmented area with various land uses including open space, farmland, a brick shale/brick clay quarry, and a large business park. The area is further subdivided by roads and railways. It is adjacent to Hebburn to the north, and extends west into Gateshead.
- 1.31 Only the areas south of the A194 and south-west of Mill Lane are within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	This area is of limited importance in static views, forming part of the wider farmed landscape and urban fringe between Hebburn and Gateshead. There are some views across the landscape from recreational open space at its fringes.
How important is the landscape in views from key transport corridors?	This landscape is more visible from transport corridors, with the A194 to the south, and the Metro line passing through, both of which routes connect Hebburn and Gateshead.
Does the landscape play an important role in the setting of other areas of landscape importance?	The area plays a limited role in the setting of accessible open spaces both in South Tyneside and in Gateshead.

Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	There is limited evidence of the development of settlement form in or around this area.
Does the landscape include distinctive features which are important to a settlement's sense of place?	Few features in this small area are especially distinctive of the neighbouring settlement.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	The area plays a key role in the visual and physical separation of Gateshead and Hebburn, particularly along the A194 and Metro corridors.

Summary

- 1.32 Though this area is not distinctive and has few individual features of importance, it nevertheless plays a key role in Green Belt purposes, maintaining the identities of Hebburn and Gateshead as discrete settlements.

Local Management Zones

- 1.33 The area lies in LM1Don Valley Farmlands, the key aim of which is to enhance the area as a "well-wooded recreational landscape enclosing a network of open corridors". The GNF strategy refers to the creation of a framework of woodland, and a focus on restoration of former mineral workings.

Conclusion

- 1.34 The aims of the GNF strategy for this area are appropriate and will enhance its Green Belt function. Further woodland will increase the visual separation offered by the area, and improved access will contribute to the objectives of Green Belt land. The future restoration of Red Barns Quarry presents a major opportunity to invest in the landscape of this area.

LCA 31: Boldon Fell

- 1.35 This broad, relatively flat area lies at the south-west of the borough, and comprises mostly arable farmland. The area is adjacent to Fellgate and Hedworth to the north, and to the Boldons to the east. It is divided by the A184, and extends south and south-east into Sunderland. Overhead power lines are a feature of this landscape.
- 1.36 The whole of this LCA is within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	This area is important in views from Boldon Downhill, though few other viewpoints overlook this area. Views from recreational locations within the area are relatively limited.
How important is the landscape in views from key transport corridors?	The A184 crosses the centre of the area, and the A194 and A19 also pass through the edges of the area.
Does the landscape play an important role in the setting of other areas of landscape importance?	The eastern part of this area forms the setting of the Boldon Downhill scarp.

Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	St Nicholas Church in Boldon can be seen in its hilltop location to the east, but otherwise there is little evidence of the development of settlement form in this area.
Does the landscape include distinctive features which are important to a settlement's sense of place?	This landscape is relatively bland and contains few distinctive features.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	This is the largest undeveloped area in South Tyneside. It forms part of a wider area between Hebburn and Jarrow to the north, Boldon to the east, Sunderland to the south, and Gateshead to the west, providing important distinction between settlements.

Summary

- 1.37 This is the only area of the South Tyneside Green Belt where the extent of the designation approaches the "several miles wide" recommended by PPG2 (paragraph 2.9). There are few distinctive features within the area, but it nevertheless plays a crucial role in maintaining the separate identities of South Tyneside's settlements. It also plays a key role in maintaining the separate identity of South Tyneside, as distinct from Gateshead and Sunderland.

Local Management Zones

- 1.38 The area lies in LM1Don Valley Farmlands, the key aim of which is to enhance the area as a "well-wooded recreational landscape enclosing a network of open corridors". The GNF strategy seeks the creation of a framework of woodland

Conclusion

- 1.39 Increased woodland in this area will enhance its value as an area of Green Belt, by increasing the perceptual separation between settlements. Consideration should be given to key southward views from Fellgate, for example, towards Penshaw Monument. Additional woodland along road corridors would reduce traffic noise and make the surrounding countryside more attractive for recreation.

LCA 32: Boldon Downhill

- 1.40 This area runs from the scarp of Boldon Downhill eastwards to the A184 Sunderland Road. The summit is open grassland, but the eastward slope includes farmland and a golf course, with a relatively high level of woodland. The area is bounded to the north by the Boldons and to the south it runs up to the urban edge of north Sunderland.
- 1.41 All of this LCA is within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	This landscape is of some importance in views from the west, where the scarp slope is prominent, though there are fewer viewpoints in this area. The eastern slope is important in views from East and West Boldon.
How important is the landscape in views from key transport corridors?	The scarp of Downhill is of high importance in views from the A19 and from the eastbound A184. To the east, the A184 Sunderland Road crosses the eastern end.

Does the landscape play an important role in the setting of other areas of landscape importance?	This area has limited relationship with other areas of landscape importance.
Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	The lower ground around the ridge of Boldon Downhill is settled, though not greatly visible from within this landscape.
Does the landscape include distinctive features which are important to a settlement's sense of place?	Boldon Downhill is a local landmark and of importance to the identity of West Boldon and South Boldon.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	This area plays an important role in providing physical distinction between the Boldons and Sunderland. The elevated ground provides a high degree of visual and perceptual separation.

Summary

- 1.42 Boldon Downhill is a local landmark, and is important to the setting and identity of West Boldon. Further east the area is of less significance in terms of setting, but the whole area plays a major role in maintaining the identity of the Boldons as a separate entity.

Landscape Management Zones

- 1.43 The western, more elevated part of this area is within LM2 Downhill. The key aim for this area is "restoring the small-scale agricultural field pattern", and the GNF strategy expands on this with aspirations for renewed hedgerow and field structure, with shelterbelts and field trees, noting that the higher ground should be kept more open.
- 1.44 The eastern part of the area is within LM5 North Sunderland Fringe. The key aim is to enhance this area through significantly increasing tree cover. The GNF strategy seeks new woodland to the south, and on lower ground around the A184.

Conclusion

- 1.45 Maintaining the open aspect of Boldon Downhill should be a principal aim for this area, allowing it to remain as a key landmark. Promotion of the hilltop as a viewpoint would increase opportunities to appreciate the distinction between the Boldons and surrounding settlements. Further west, increased tree cover would add to the visual separation provided by the Green Belt.

LCA 33: Boldon Flats and Whitburn Moor

- 1.46 This area includes the low-lying agricultural land at the south-eastern edge of South Tyneside. It is generally flat or gently sloping, with large open fields separated by ditches and gappy hedges. There is scattered tree cover to the west, though the lower sections have very sparse tree cover. Boldon Flats are seasonally flooded, while to the east the Academy of Light training facility has been built.
- 1.47 All of this LCA, with the exception of Cleadon Lane Industrial Estate, is within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	This low lying-landscape does not feature strongly in views. It is visible from the Cleadon Hills to the north
How important is the landscape in views from key transport corridors?	The area is visible from the A184 Sunderland Road which forms its western boundary, and from the parallel Metro line. It is also visible from the B1299 Moor Lane, which links Whitburn and Cleadon.
Does the landscape play an important role in the setting of other areas of landscape importance?	This area plays a limited role in the setting of the Cleadon Hills to the north, and Boldon Downhill to the west, though its low-lying nature means that this role is low-key.
Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	This landscape does not enable clear appreciation of any strong associations of settlement and landform.
Does the landscape include distinctive features which are important to a settlement's sense of place?	This landscape has few distinctive features. The northern part does permit views south across Whitburn Bay which are important to the sense of place of the wider area.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	The farmland plays a key role in providing separation between Cleadon, East Boldon Whitburn and Sunderland to the south. This includes narrow corridors such as between East Boldon and Cleadon, and between Whitburn and South Bents.

Summary

- 1.48 This low-lying area is not visually prominent and has only a limited role in the wider landscape setting of settlements. It does, however, play a critical role in settlement identity, by providing physical distinction between the villages of South Tyneside and the fringes of Sunderland to the south.

Landscape Management Zones

- 1.49 This area of Green Belt lies in LM5 North Sunderland Fringe. The key aim is to enhance this area through significantly increasing tree cover. The GNF strategy seeks new woodland particularly along the urban edge of Sunderland, and notes the importance of seaward views.

Conclusion

- 1.50 Increased tree cover will enhance this landscape and increase its role in providing perceptual distinction between settlements. For example, at the narrow corridor between Seaburn and Whitburn, tree cover is already good around Whitburn but the southern edge is more open. Seaward views are a key characteristic of this area, and give it some sense of place. It is therefore important to maintain this open aspect.

LCA 34: Boldon and Cleadon Fragmented Farmland

- 1.51 This long, narrow area lies between South Shields, the Boldons and Cleadon, and comprises arable and pastoral farmland. The farmland is fragmented by other land uses, principally areas of informal open space, and is subdivided by the Metro line and several roads. Character varies locally with the condition of the settlement edge.

- 1.52 All of this LCA, with the exception of small parcels of land at its edges, and Cleadon Lane Industrial Estate, is within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	This landscape is visible in views from Cleadon Hill, where it can be seen as a green corridor between urban areas. There are also views from within this area across open space and to landmarks such as Cleadon water tower.
How important is the landscape in views from key transport corridors?	The area is traversed by the Metro line which passes east-west between Fellgate and East Boldon. The A1018 crosses the eastern edge of the area, and the B1298 and several unclassified but busy roads pass through. All these routes have visibility of parts of the area.
Does the landscape play an important role in the setting of other areas of landscape importance?	The eastern part of this landscape forms part of the setting of the Cleadon Hills. The western parts form part of the River Don corridor, which is important in the wider area.
Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	The Boldons are located along the low ridge to the south, and the raised location chosen for these settlements can be appreciated, particularly where the steeple of St Nicholas Church is visible.
Does the landscape include distinctive features which are important to a settlement's sense of place?	There are few distinctive features within this landscape, though it does contain valued locations such as the Tiledsheds nature reserve and the Boldon Colliery Woods.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	This landscape provides physical and perceptual distinction between South Shields, the Boldons and Cleadon. Due to the proximity of the settlements, there are few areas where settlements are not intervisible.

Summary

- 1.53 In itself, the area plays a limited role in providing settlement setting. However, this narrow area preserves the distinct identities of the Boldons and particularly Cleadon. There is no separation between South Shields, Boldon Colliery, West Boldon and East Boldon around the west of this area. There are only narrow gaps between East Boldon and Cleadon, and between Cleadon and South Shields. As has been noted by planning inspectors, the remaining Green Belt is potentially vulnerable.

Landscape Management Zones

- 1.54 This area lies within LM3 Boldon/Cleadon, the key aim for which is reconstruction as *"an informal and wooded local recreation area that softens intrusive urban edges"*. The GNF strategy seeks an increase in visual separation, and a stronger access and greenspace network linked to the wider countryside.

Conclusion

- 1.55 Promotion of the area as a recreational resource will increase local identification with the landscape, adding to this aspect of the Green Belt's role. Increased woodland will assist with

visual distinction between settlements, which is particularly important given the restricted width of this Green Belt.

LCA 35: Cleadon Hills

- 1.56 This area includes the high ground of Cleadon Hill, and the farmland to the south and east. The majority of the land is over 50 m above sea level, and includes some of the highest ground in the borough. It is a popular walking area, with areas of accessible land, as well as arable farmland, golf courses and active mineral workings.
- 1.57 The whole of this LCA is within the designated Green Belt.

Evaluation

Setting	
How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?	The high ground of Cleadon Hill is an important feature in many views from across South Tyneside. The hill, and particularly the water tower, is visible from many parts of South Shields, and from further afield. The hill forms a backdrop in southward views from South Shields, and in eastward views from, for example, Biddick Hall, and Cleadon. It is also a key landmark in views from other recreational areas.
How important is the landscape in views from key transport corridors?	The Cleadon Hills can be seen from transport routes across eastern South Tyneside, including the A183 Coast Road, and the A1018 and A1300 in South Shields.
Does the landscape play an important role in the setting of other areas of landscape importance?	The high ground forms part of the wider setting of the Boldon-Cleadon fringe (LCA 33), forming a backdrop to eastward views.
Identity	
Does the landscape contribute to appreciation of (historic) settlement form?	The northern ridge of the Cleadon Hills forms the southern edge of South Shields, representing the limit of readily developable land.
Does the landscape include distinctive features which are important to a settlement's sense of place?	The water tower and windmill are important built features. Marsden Old Quarry reflects the area's past, and also allows appreciation of the unique Magnesian Limestone geology.
Does the landscape contribute to settlement identity through providing physical, visual or perceptual distinction between settlements?	This LCA is critical to providing separation between South Shields, Cleadon and Whitburn. The high ground allows views to the three distinct settlements. This area is traversed by the A183 Coast Road and by Cleadon Lane, which link the settlements.

Summary

- 1.58 This area of the Green Belt plays a key role in the setting of South Shields, Cleadon and Whitburn. It is of primary importance in many views from both developed and undeveloped areas. It is also critical to the sense of place of much of eastern South Tyneside, with its landmark features making a major contribution to sense of place.

Landscape Management Zones

- 1.59 This area is within LM4 Cleadon Hills, where the key aim is stated as “*conserving the open limestone grassland character*”. The GNF strategy recommends restricting woodland to lower ground and urban edges. The distinctive stone walls are mentioned.

Conclusion

- 1.60 This is a distinctive landscape which will be best served by conserving key characteristics such as the limestone grassland and stone walls. The high ground provides the greatest distinction between settlements and should be maintained as open and accessible. Promotion of woodland at urban edges will enhance Green Belt boundaries, but will also improve visual distinction of settlements.

Conclusions

- 1.61 The Green Belt in South Tyneside plays an important role in maintaining the setting and identity of the individual settlements. There are no substantial areas which do not play a major role in one or other of these key Green Belt aims, and therefore the principal purposes as set out in policy EA1.
- 1.62 The Great North Forest Local Management Zones provide an overarching strategy for each part of the Green Belt. The review has concluded that these are largely compatible with Green Belt objectives and should be further promoted. They have therefore been incorporated into the Landscape Character Guidelines set out in Part II of the South Tyneside Landscape Character Study.

2

Landscape Protection

2 Landscape Protection

2.1 This section of the study explores the landscape of South Tyneside in terms of aspects and qualities considered appropriate for protection as local landscape designations as part of the LDF review.

2.2 This element of the South Tyneside Landscape Character Study addresses the requirement in the Brief for Consultants to provide:

“an assessment of whether existing local character designations are still relevant and whether new local landscape character designations should be identified, and if so, what these should be”

2.3 The detailed objectives set out in the brief included:

“Areas of ‘High Landscape Value’ and ‘Areas of Landscape Significance’ should be recommended by consultants following an assessment of landscape value. This can either supplement or replace the existing landscape designations. Consideration should be given as to whether any of the existing policies should be retained in light of the results of the study, and if so whether they should be amended in any way to fit better with it, and whether, if these designations are retained, their geographical coverage should be altered in any way.”

Policy and Guidance

2.4 The European Landscape Convention (ELC), which came into effect in March 2007, promotes the concept that *“all landscapes matter”*, regardless of location or condition. It recognises that landscapes are widely valued, whether urban or rural, outstanding, or ordinary. The convention advocates an approach based on protection, management and planning of all landscapes, rather than focusing on the conservation of specific locations.

2.5 Planning Policy Statement 7: Sustainable Development in Rural Areas (2004) sets out the Government’s objectives for rural areas. This supports sustainable development and recognises the importance of local distinctiveness and countryside qualities. The role of local landscape designations is also outlined within PPS7. Paragraph 24 states that *“carefully drafted, criteria-based policies [...] utilising tools such as landscape character assessment”* should provide sufficient protection for valued landscapes, and that local landscape designations may *“unduly restrict acceptable, sustainable development”*.

2.6 Paragraph 25 continues by stating that local landscape designations *“should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection.”* The onus is on local authorities to *“state what it is that requires extra protection, and why”*, and to *“ensure that such designations are based on a formal and robust assessment of the qualities of the landscape”*.

2.7 The draft National Planning Policy Framework, which will eventually replace PPS7, notes that: *“the planning system should aim to conserve and enhance the natural and local environment by protecting valued landscapes”* (paragraph 164). It gives limited advice on the nature of local landscape designations, although paragraph 167 encourages local authorities to *“maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes”*.

Local Landscape Designations in South Tyneside

2.8 The 1985 Tyne & Wear Green Belt Local Plan set out two “areas of high landscape value” (AHLV) at Cleadon Hills and Boldon Downhill. The Consultants’ Brief for the study notes that The Leas was also considered for inclusion, but ruled out based on the presence of Whitburn Colliery, which has since been closed and the area restored.

- 2.9 The 1985 West Boldon, East Boldon and Cleadon Local Plan identified the following “areas of landscape significance” (ALS):
- “Cleadon Hills and eastern zone;
 - The outer corridor from Downhill Lane to Sunderland Road;
 - River Don Valley south of the A184 and the general vicinity of Elliscrope Farm and Hylton Bridge; and
 - Land visible from the A1 [now the A194], A184 and B1298.”
- 2.10 The South Tyneside Unitary Development Plan (1999) incorporated both the AHLVs, as well as the ALS between Hylton Lane and Sunderland Road, as shown on the Proposals Map. Other areas of landscape significance appear to have been omitted at this time.
- 2.11 The South Tyneside Local Development Framework (2011) incorporates the areas as shown on the UDP Proposals Map, but does not distinguish between “areas of high landscape value” and “areas of landscape significance”, though the two terms are still used in a combined single designation. The existing landscape designations are illustrated in **Figure 2.1**.
- 2.12 The designated areas are not supported by any written justification for their protected status. No explanation is available as to what particular features or qualities the designations are intended to protect. The designations cannot therefore be considered robust in terms of the guidance contained in PPS7.

Approach

- 2.13 Since PPS7 effectively discourages the use of local landscape designations in England, there is little guidance available on the subject. In Scotland, however, Scottish Natural Heritage has published *Guidance on Local Landscape Designations* (2005), which recommends a two-stage approach based on landscape character. The first stage is *description* of the landscape, in which consideration of the following aspects of landscape character (Table 3.1) and landscape qualities (Table 3.2) is recommended.

Table 2.1 Aspects of landscape character

Aspects of landscape character	Definition	Description
Typicality	Elements of landscape character which are particularly common within the assessment area as a whole	Landscape features or combination of features that recur throughout the area
Rarity	Particular aspects of landscape character which are rare or unique in the area	Landscape features or combination of features which are rare or unique within the assessment area or the wider context
Condition	The degree to which individual characteristics of landscape character are in a good state of repair or health	Landscape features or combination of features which are in a good state of repair

Table 2.2 Landscape qualities

Landscape qualities	Definition	Description
Scenic	Aspects of the landscape and our reaction to it which contribute to its natural beauty and aesthetic appreciation	Landscapes with visual, sensory and perceptual impacts and experiential appeal. May contain a pleasing combination of features or visual contrasts.
Enjoyment	Aspects of the landscape and our reactions to it which contribute to its potential for recreation and amenity.	Landscapes of importance as local greenspace, and/or enabling recreational access to the landscape
Cultural	Aspects of the landscape and our reactions to it which contribute to the understanding of its historic character and the wider cultural record	Landscapes containing archaeology, built heritage, literary, artistic and other cultural associations and local history
Naturalness	Aspects of the landscape and our reactions to it which contribute to its naturalness	Landscapes with semi-natural habitat and apparent biodiversity value

- 2.14 The second stage is the *selection* of areas for designation. The guidance suggests the application of landscape criteria as set out in Table 3.3. It also recommends the consideration of practical criteria, including the need for designation, integrity of areas to be designated, and the provision of adequate policy support. This study focuses on the landscape criteria.

Table 2.3 Landscape criteria

Criteria	Description
Significance	To what extent do the character and qualities of a particular landscape have special importance in the context of the local authority area?
Representativeness	To what extent do the character and qualities of a particular landscape contribute to the distinctive local or regional identity of the local authority area?
Relative merit	To what extent do the character and qualities of a particular landscape merit designation compared to other parts of the local authority area?

Study Area

- 2.15 For the purposes of this stage of the assessment, the study area has been defined as the Urban Fringe landscape character type, comprising local character areas 30 to 35, and the undeveloped parts of the Coastal landscape character type, comprising local character areas 28 and 29. The study area is illustrated in **Figure 2.1**.

Assessment

- 2.16 The following sections consider the landscapes of the study area against each of the criteria set out in Tables 3.1 to 3.3, addressed in relation to the two stages of *description* and *selection* recommended by the guidance.
- 2.17 The assessment is based on a review of information presented in Part I of the Landscape Character Study, and on site visits which were undertaken to inform the study as a whole.

Description

Typicality

- 2.18 Landscape features which can be said to recur across the area include limestone hills and outcrops. These outcrops are most commonly the remains of past quarrying, and occur at, for example Trow Point, Marsden Old Quarry, and Downhill Quarry. Limestone outcrops also occur along the coast, most prominently at Marsden Bay. These features are distinctive of the underlying Magnesian limestone and lend a sense of place to the area.
- 2.19 The clay farmland of the western part of the study area is less distinctive, though it does contain features which recur in the south-east of the borough. Less positive features, such as gappy hedgerows, also recur across the area.

Rarity

- 2.20 The limestone cliffs of Marsden Bay and the Leas have rarity value in the context of South Tyneside, and in the wider area. There are few elevated areas and the two hilltops of Cleadon Hill and Boldon Downhill can therefore be considered rare in the context of South Tyneside.

Condition

- 2.21 Coastal areas are considered to be in particularly good condition, reflecting the management activities of the National Trust who own the Leas. Condition of landscape features is generally good across the Cleadon Hills and the Downhill area, and within the Boldon-Cleadon fringe ongoing efforts to improve landscape structure are apparent. To the south-east and south-west of the borough, farmland is more open with few trees or hedgerows, giving a more marginal appearance to the landscape.

Scenic qualities

- 2.22 The coastline along the Leas and Marsden Bay is unquestionably scenic, with a strong contrast between the steep cliffs, the grassy cliff tops and the adjacent urban areas. The cliffs also offer attractive views across the mouth of the Tyne to the north and Whitburn Bay to the south.
- 2.23 Inland, scenic qualities are less obviously apparent. The Cleadon Hills and Boldon Downhill are attractive features within an otherwise unremarkable landscape. These areas of high ground offer wide views across the whole of South Tyneside, and also play a major role in the setting of the borough's settlements.

Enjoyment

- 2.24 The study area contains extensive areas of publicly accessible open space, principally in locations close to the settlement boundary, and concentrated in the Boldon-Cleadon fringe. The Leas is publicly accessible, as is Whitburn Coastal Park and areas on Cleadon Hill.
- 2.25 Key footpaths include the coastal walkway, and paths around Cleadon Hills which are popular for their views. There is a good network of footpaths across the Boldon-Cleadon fringe, and the area to the south of these villages. The Boldon Fell area is generally less accessible.

Cultural qualities

- 2.26 Cultural heritage most obviously contributes to the landscape in the form of historic mineral workings, as represented by old limestone quarries, limekilns, and the restored colliery sites. There are individual buildings which contribute to the landscape, such as Cleadon Water Tower, Cleadon Windmill, Souter Point Lighthouse and Scot's House. Features with strong cultural associations include Marsden Rock and Grotto.

Naturalness

- 2.27 All areas of South Tyneside are strongly man-modified, and no parts of the borough are far from a built up area. Naturalness has been considered with reference to the Biodiversity Assessment carried out by the Council in 2011. This classed all open land within the borough into areas of very high, high, medium and low biodiversity value.
- 2.28 Locations within the study area with the greatest concentration of high and very high value include the coastal strip, the Leas, and the north and west fringe of Cleadon Hill. Locations with concentrations of high and medium value occur in the Boldon-Cleadon fringe. More scattered areas of high or medium value are located across the remaining parts of the study area.

Summary of description

- 2.29 The above descriptions indicate that several areas display all of the aspects and qualities of the landscape which potentially merit designation. These areas are as follows:
- The coastline, including Trow Point, Marsden Bay, the Leas and Whitburn Coastal Park; and
 - Cleadon Hills including Marsden Old Quarry, Cleadon Water Tower, Cleadon Windmill and the surrounding open spaces.
- 2.30 Areas which display some of these aspects and qualities include:
- Boldon Downhill, including Downhill Quarry (typicality, rarity, condition, scenic qualities); and
 - Boldon-Cleadon fringe (condition, enjoyment, naturalness).

Selection

- 2.31 The following sections discuss the areas noted above in relation to the landscape criteria set out in Table 3.3.

Significance

- 2.32 The coastal area is of high importance to the area as a natural and cultural landscape. It contains the most attractive scenery of the borough, as well as a number of significant historic landscape features, such as evidence of quarrying, mining and lime production. It is a major recreational resource for both residents of the borough and visitors.
- 2.33 The Cleadon Hills are significant principally in visual terms, as a prominent elevated area. The importance of the landmark buildings on the hill is recognised, as they are visible from most areas of the borough. The area is also significant as a recreational resource offering broad views, as well as having biodiversity (limestone grasslands) and geodiversity (Marsden Old Quarry) value.
- 2.34 Boldon Downhill is again principally significant as a landmark feature on the skyline of the south-west areas of the borough. The scarp is highly visible and also significant for its geodiversity resource. The lack of formal access to the hilltop reduces its present significance as a recreational resource. The gentler slope to the east is also of less significance in visual terms.
- 2.35 The Boldon-Cleadon fringe is significant as a recreational area, offering extensive opportunities for access to the urban fringe, including new woodlands, nature reserves, and watercourses. The improving condition of the area is recognised, but the area is less significant in terms of its scenic qualities.

Representativeness

- 2.36 The coastal area is part of South Tyneside's identity and history. Marsden Rock, prior to its partial collapse, was present on countless postcards from the area, and the Leas and Marsden Bay are a major attraction to the area.
- 2.37 Cleadon Hill offers the broadest views of the borough as a whole, and is representative of the Magnesian limestone geology of the area. Cleadon Water Tower, as the principal landmark of the borough, is representative of views from within South Tyneside, and gives such views a recognisable location. The hills contain distinctive features not found elsewhere, particularly stone walls.

- 2.38 Similarly, Boldon Downhill offers wide views of the area, and appears in numerous views. It is a visual landmark which recognisable places the viewer in South Tyneside. Again, it is also representative of the distinctive Magnesian limestone geology.
- 2.39 The Boldon-Cleadon fringe is more representative of the urban fringe character that occurs across undeveloped areas of South Tyneside. This type of landscape is less locally distinctive and does not contribute strongly to local identity.

Relative merit

- 2.40 The coastal areas between Trow Point and Whitburn Coastal Park represent the most scenic part of the borough, they also have high significance for recreation, biodiversity and geodiversity. They are therefore considered to be of high merit compared to other areas of South Tyneside, including those areas currently protected as AHLV and ALS.
- 2.41 Cleadon Hills are highly significant in terms of their high visibility and landmark features. They are also of importance to the borough for their recreational, biodiversity and geodiversity values. The Cleadon Hills area is considered to have high relative merit.
- 2.42 The summit area of Boldon Downhill and the west-facing scarp are important as a landmark feature, distinctive of the limestone landscape. This area is considered to be of higher relative merit than the western slopes which, though pleasantly wooded, are not highly distinctive of the borough.
- 2.43 The Boldon-Cleadon fringe, though having some significance, is not considered to have high relative merit compared to other areas of the borough, though its local significance as a recreation and nature conservation area is recognised.

Candidate Landscape Designations

- 2.44 The preceding section suggests that three areas merit protection as local landscape designations. Each of these represents to a significant degree the identified aspects and qualities, and they are considered to be of the highest merit in the borough. These areas are:
- Cleadon Hills;
 - The summit and scarp slope of Boldon Downhill; and
 - The coast between Trow Point and Whitburn Coastal Park.
- 2.45 It is therefore proposed that these three areas should be put forward as candidate local landscape designations for consultation and potential inclusion in the LDF Review.

Comparison with existing designations

Cleadon Hills

- 2.46 Currently, the Cleadon Hills are recognised as an AHLV, and this area has been identified as appropriate for continued protection under this review. It is recommended that this is retained, subject to boundary modifications discussed below.

Boldon Downhill

- 2.47 Boldon Downhill is also recognised as an AHLV. The designation covers the hill summit and the area between the two overhead power lines which cross to north and south of the hill top. This area has been identified by this review as meriting continued protection.
- 2.48 The area south of The Boldons is currently recognised as an ALS. This study has concluded that, although an area of pleasant, relatively well wooded farmland, this area does not display the range of aspects and qualities which would potentially merit the maintenance of the designation.
- 2.49 In order to protect the most significant part of the landscape, considered to be the hill summit, and its setting, a slightly larger area than currently designated has been proposed as a candidate local landscape area, taking in more of the highest ground. The boundaries of the candidate area are discussed below.

Coast

- 2.50 The coastal edge is currently undesignated, and the boundaries of a candidate local landscape designation are therefore discussed below.

Boundaries

- 2.51 Boundaries have been selected for each candidate area, based on available landscape features with a degree of permanence. The candidate areas are illustrated in **Figure 2.2**.

Cleadon Hills

- 2.52 The present AHLV boundaries follow the urban/Green Belt boundary to the north and north-west, taking in the former water works. The southern and eastern boundaries are less well defined, and for large sections the boundary does not follow any physical feature.
- 2.53 It is recommended that the north and north-west boundaries are maintained, but that the remaining boundaries of the candidate area are modified to follow physical features, as follows:
- From Sunnyside Lane, the boundary should be taken further south to follow field boundaries, and include the Cleadon Hill Cliffs area;
 - From here, the boundary should continue eastwards along field boundaries to Lizard Lane; and
 - Lizard Lane should form the eastern boundary.
- 2.54 These boundaries are more recognisable and robust. They also include more of the higher ground which forms the wider setting of the hilltop area. Cleadon Hill Cliffs are a feature of interest which form a part of the wider Cleadon Hills landscape.

Boldon Downhill

- 2.55 The current boundaries follow Downhill Lane to the north-west, the overhead power lines to the south-west, the borough boundary, Hylton Lane, and another overhead power line to the north-east. These boundaries enclose a relatively small area, though covering the summit and scarp. Overhead power lines are not considered the most appropriate boundary; among other things, they may be removed in the longer term.
- 2.56 As noted above, it is recommended that this area be enlarged to extend protection to the whole of the upper part of the hill, including part of the ALS which is not recommended for retention. The boundaries of the candidate area are as follows:
- The western boundary follows Downhill Lane and the track at the foot of the scarp;
 - The southern boundary follows the borough boundary;
 - The eastern boundary follows the eastern edge of the golf course; and
 - The northern boundary follows the urban/Green Belt boundary.

Coast

- 2.57 The area of coast recommended for inclusion runs from Trow Point to Whitburn Coastal Park. The north and south boundaries have therefore been drawn at these locations. To the north of Trow Point, the coast becomes more developed and focused on tourism. The access road to the Trow Quarry car park has been selected as the northern boundary, to include all of The Leas.
- 2.58 The southern boundary has been drawn to include Whitburn Coastal Park, and follows the edge of the Shearwater housing estate. The candidate area therefore includes the most scenic and accessible parts of the coast.
- 2.59 The inland boundary follows the A183 Coast Road, except at Marsden Quarry, where it moves inland slightly to include the Marsden Limekilns which form part of the important group of features around Lizard Point.

Conclusion

- 2.60 This study provides a robust assessment and explanation of the features and qualities of the South Tyneside landscape that merit additional protection as local landscape designations. The study concludes the following:
- There is justification for retaining landscape designations at Boldon Downhill and Cleadon Hill, with some modification;
 - There is no clear justification for retaining most of the existing area of landscape significance east of Boldon Downhill; and
 - There is justification for adding the coastal edge as an area of high landscape value.
- 2.61 It is recommended that all areas recommended as local landscape designations are referred to as 'areas of high landscape value', in preference to the current usage of two different terms.

Next steps

- 2.62 It is envisaged that the candidate areas identified within this study will be subject to wider stakeholder consultation as part of the LDF Review process.

3 Landscape Sensitivity to Wind Power Development

3 Landscape Sensitivity to Wind Power Development

- 3.1 The Consultant's Brief for the South Tyneside Landscape Character Study included a requirement to "assess the sensitivity of the landscape to specific types of development". This was clarified at the project inception meeting to include a specific assessment of the sensitivity of the landscape to wind power development.
- 3.2 The findings of the Landscape Character Assessment (Part I of the South Tyneside Landscape Character Study) were used as a basis for an assessment of the sensitivity of certain parts of South Tyneside to wind power development.
- 3.3 It is noted that there are a number of constraints to potential wind energy development within the borough, including natural and cultural heritage, noise, and technical considerations. The scope of this study is restricted to landscape and visual issues, and it is intended primarily as guidance for the Council on evaluating the landscape impact of any future applications.
- 3.4 This report presents the results of a strategic assessment of the landscape, and the findings do not preclude the need for detailed project-specific assessments of individual proposals.

Policy and Guidance

Planning Policy Statement 22 Renewable Energy

- 3.5 Planning Policy Statement (PPS) 22 sets out the Government's policy on renewable energy, including wind energy but also relating to other technologies. It includes a number of high-level principles, including the setting of regional targets. The statement notes that "Planning applications for renewable energy projects should be assessed against specific criteria set out in regional spatial strategies and local development documents" (paragraph 6).
- 3.6 PPS 22 recognises that "Of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects" (paragraph 20). It is noted that the scale of impact will vary with the scale of development proposed. The consideration of cumulative effects is also encouraged, though the setting of "arbitrary [...] on the numbers of turbines that will be acceptable in particular locations" is discouraged (paragraph 21).

Draft National Planning Policy Framework

- 3.7 This document, which will replace PPS22 when adopted, sets out a more focused policy on renewable energy. It states that "local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low-carbon sources" (paragraph 152). The emphasis is on policies and strategies which identify positive opportunities for renewable energy development.

Regional Planning

- 3.8 The North East Regional Spatial Strategy, which incorporated the key points of the North-East Regional Renewable Energy Strategy, included Policy 39 on renewable energy. This stated:
"Strategies, plans and programmes, and planning proposals should:
a. facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources within the Region by 2010 (454 MW minimum installed capacity);
b. aspire to further increase renewable electricity generation to achieve 20% of regional consumption by 2020"

- 3.9 Policy 39 also included sub-regional targets for renewable energy generation. The sub-regional target for Tyne and Wear was 22 MW, though this is not further subdivided by borough. The government has stated its intention to abolish Regional Spatial Strategies under the Localism Act 2011, and these targets will not be renewed.

Local Planning

- 3.10 Paragraph 6.20 of the LDF Core Strategy refers to the Regional Renewable Energy Strategy and the *Strategy for the Development of Wind Energy* (see below). The LDF promotes the use of on-site renewable energy, but does not include specific renewable energy policies relating to commercial-scale generation.
- 3.11 Paragraph 4.7 of the Site-Specific Allocations DPD notes several opportunities for 'green' business development relating to renewable energy, including the Green Business Park site at Jarrow Staithes designed to encourage investment from the renewable energy sector.

Siting and Design of Wind Turbines

- 3.12 The guidance document *Siting and Designing Wind Farms in the Landscape*,² published by Scottish Natural Heritage, discusses the appropriate placement of turbines in relation to landscape characteristics. Although principally concerned with siting wind farms in rural or natural landscapes, it also addresses issues of urban wind power developments. Paragraph 4.46 offers the following general guidance:

"There may be some locations where larger wind turbines can be accommodated near to or within urban and industrial locations. Additional key issues to address in these situations will be residential amenity, noise and shadow flicker. In these settings, large wind turbines typically appear most appropriate where they are separated slightly from buildings; are seen set back against an area of open space and visual simplicity; or are marginal to the urban/industrial area, for example, along a river edge, road corridor, the coast or large open space. The aim should be to minimise the sense of imposition upon buildings and more intimate spaces. This might be achieved by the turbines mainly being seen against an open background, and avoiding the creation of a visually complex image. In these circumstances, careful consideration of the nature of views in and out of these areas is needed, along with appreciation of the nature of impacts from recreational areas and residences."

Wind Power in South Tyneside

Strategy for the Development of Wind Energy

- 3.13 The 2003 report, *South Tyneside Transformation Plan Strategy for the Development of Wind Energy*,³ presented a strategic look at the development of wind energy in the borough.
- 3.14 The study identified 11 locations for the possible development of wind turbines in South Tyneside, and included a proposed turbine in each location, at either 40m, 45m or 90m tip height.
- 3.15 Landscape and visual issues were considered in the report as one of a number of 'parameters'. The study notes that "*Wind turbines are large structures which can have a significant impact on both rural and urban landscapes*" (section 3.7). The visual dominance of turbines when viewed up close is recognised, although separation distances imposed for noise were considered to "*help to mitigate against the effects of visual dominance*" (section 3.7). Photomontages and zone of theoretical visibility (ZTV) maps were prepared for each turbine.
- 3.16 Sites considered were either riverside locations or Green Belt locations. The selected riverside sites included: five sites along the Hebburn/Jarrow riverside; the South Pier; and the Middlefields industrial area. Green Belt locations considered suitable were Boldon Colliery Wood and a site "*midway between Cleadon and Whitburn, just south of the Cleadon Hills*" (section 4.13). The sites are identified on Figure 3.1 of this report.

² Scottish Natural Heritage (2009) *Siting and Designing Wind Farms in the Landscape*.

³ The Northern Energy Initiative (March 2003) *South Tyneside Transformation Plan Strategy for the Development of Wind Energy*. South Tyneside Council.

3.17 It is not stated in the report how the initial list of sites was generated, and there is no overall assessment of landscape and visual issues across wider areas.

Current developments

3.18 There are currently two operational wind turbines in South Tyneside:

- Vestas V27 turbine, 45m to tip, at the Eco Centre in Hebburn; and
- Lagerwey 80kW turbine, a two-bladed model 40m to tip, at Middlefields Industrial Estate in South Shields.

3.19 Two other proposals have been submitted for wind turbines over 30m:

- Single turbine 32m to tip at Narec Clothier Laboratories (British Short-Circuit Testing Station) (2007, withdrawn); and
- Single turbine 126.5m to tip at A&P Tyne, Hebburn (2008, consented).

3.20 Of these existing and proposed turbines, two are located in character area 7, one is within character area 4, and one in character area 12.

3.21 It is understood that there has been little or no interest from developers in sites within the urban fringe areas of South Tyneside.

Scope and Approach

Development types

3.22 The study has focused primarily on proposals for single turbines, although there may be potential for two or three-turbine schemes to come forward. Turbines below 30m have not been considered, since their landscape and visual impacts are likely to be more limited, particularly in urban areas. Beyond 30m, a turbine will overtop most other built development in the area, and would potentially have more widespread effects.

3.23 Specific development typologies have not been defined. Where judgements are made, the following broad definitions of turbine scale are used:

- Small turbines refers to machines between 30m and 50m to tip height;
- Medium turbines refers to machines between 50m and 80m to tip height; and
- Large turbines refers to machines over 80m to tip height.

Study area

3.24 The findings of the *Strategy for the Development of Wind Energy*, and the review of existing and proposed schemes, indicate that proposals for wind power development are likely to come forward in three areas:

- Industrial / commercial areas across the borough;
- Areas along the River Tyne; and
- Urban fringe areas.

3.25 These areas form the study area for this assessment, and are illustrated in Figure 3.1.

Other areas

3.26 Coastal areas have not been considered, as these parts of the borough are considered inherently sensitive due to their recreational value and high visibility, as well as existing environmental protection designations across these areas. The introduction of large wind turbines close to the coastal edge would also have the effect of diminishing the relative scale of the cliffs.

3.27 It is noted that the *Strategy for the Development of Wind Energy* suggests possible placement of turbines on the South Pier. The introduction of turbines in this context would be in terms of an 'iconic' structure or sculptural intervention, as with the turbines along the pier at Blyth. Such a

proposal would raise unique landscape and visual issues not best dealt with in a general landscape sensitivity study such as this.

- 3.28 Largely residential areas, which make up the majority of character areas, have also not been considered, as it is unlikely that proposals for commercial turbines would be put forward in close proximity to dwellings.

Methodology

- 3.29 As noted above, the study area includes industrial/commercial areas, riverside areas, and urban fringe areas. Traditional wind farm sensitivity studies have relied on the analysis of certain characteristics of the landscape to determine an evaluation of sensitivity. While this approach would be appropriate for the urban fringe areas of the borough, it works less well for industrial areas.

Industrial/Riverside areas

- 3.30 The Landscape Character Assessment defines an industrial/commercial typology, but does not distinguish industrial character areas. Riverside character areas are not separately classified, but can be identified as local character areas 1, 7, 13 and 14. These areas are shown on Figure 3.1.
- 3.31 Rather than attempting to apply landscape criteria to these areas, a series of general guidelines has been prepared to summarise the key potential impacts of large turbines on the townscape and on urban views. The riverside character areas are discussed individually, while generic guidance is provided for other industrial/commercial areas away from the riverside.

Urban Fringe

- 3.32 Urban fringe areas are classified as a separate type in the Landscape Character Assessment, covering local character areas 30 to 35. These areas are also shown in Figure 3.1. Within these generally undeveloped areas, a more traditional approach to the assessment of landscape sensitivity can be undertaken.
- 3.33 Table 3.1 sets out the criteria which have been applied to these areas. These criteria have been developed through a number of previous wind energy sensitivity studies, and have been adapted for the specific purposes of this study and the needs of the study area. For example, criteria relating to receptors and tranquillity have been included in past studies. For this study, all areas under consideration are close to large numbers of residential receptors, and none have a substantive degree of tranquillity. These criteria were therefore not considered to differentiate the areas under consideration and were not considered further.

Table 3.1 Landscape and visual sensitivity criteria

Characteristic	Aspects indicating lower sensitivity to wind turbine development	↔	Aspects indicating higher sensitivity to wind turbine development
LANDSCAPE			
Landform and scale	Larger scale landform Simple, and lacking topographical variety	↔	Smaller scale landform Distinctive and complex, with scale indicators and topographical variety
Land cover patterns	Simple and regular	↔	Complex and irregular
Man-made influence	Developed areas Presence of infrastructure	↔	Dispersed settlement pattern Relative lack of development Presence of historic settlement
Movement	Prominent movement, busy	↔	Less evident movement, still
VISUAL			
Skylines	Simple skylines Existing vertical features	↔	Complex skylines No existing vertical features
Intervisibility	Limited views in and out, a self-contained area	↔	Prospects in and out eg from high ground or open landscapes, a visible landscape
Landmark features	No landmarks	↔	Prominent key landmarks

3.34 For each urban fringe character area, the sensitivity has been evaluated against each criterion, and an overall sensitivity assessment made. Evaluations of sensitivity are referred to as 'higher' and 'lower', rather than 'high and 'low', as they are relative rather than absolute values.

3.35 Siting and design guidelines based on the findings of the evaluation are presented for each urban fringe character area.

Evaluation

Riverside areas

3.36 Key characteristics of these areas include: the long views up and down the river; intervisibility with the north bank; and the proliferation of current and former industrial sites including docks and staithes. The riverside between Hebburn and South Shields has a distinctively large scale, compared to other built-up areas of the borough. The open views of the Tyne, together with the large size of buildings fronting the river, are principal factors.

3.37 The *Strategy for the Development of Wind Energy* concluded that turbines of 45m to tip would "sit very comfortably alongside other tall structures, cranes and ships present on both sides of the river" (section 4.7). Similar conclusions were reached in relation to the 126.5m turbine proposed for the A&P Tyne yard in Hebburn,⁴ which received planning consent.

3.38 Overall, it is considered that further development of wind turbines in these areas could be accommodated without detriment to key characteristics. Careful consideration of views from residential and recreational areas would be required, particularly at close-range where a turbine could dominate views to an overbearing degree. Views from the north side of the river will also require consideration.

⁴ Wind Direct Ltd. (2008) *A&P Tyne Limited Wind Energy Scheme Support Document*. Chapter 7.

3.39 A brief summary of area-specific issues and guidelines is provided below.

Character Area 1 Hebburn Riverside

3.40 This area comprises the Riverside Park at Hebburn. The large open space and river views are the key characteristics of this area. The introduction of turbines into the park would affect river views, but may not substantially alter public access. It would be particularly desirable to obtain community backing and 'ownership' of any turbine proposal, as otherwise development is likely to be seen as an unpopular intrusion. It is considered that small turbines could be accommodated in the scale of this landscape. Siting of any turbines would need to be carefully considered in relation to residential views, and longer views of the Riverside Park along the Tyne.

Character Area 7 Jarrow Riverside

3.41 There are a number of very large industrial structures located along the river within this area, including cranes and a gasometer. Much of the riverside is occupied by industrial or post-industrial areas, with large amounts of derelict land. The large scale of the area and the presence of existing industrial structures suggests that the development of wind turbines at all scales could be accommodated without detriment to key characteristics. Consideration must be given to views from residential areas and open spaces.

3.42 St Paul's Church and Monastery, which forms part of the Wearmouth-Jarrow candidate World Heritage Site, would be highly sensitive to this form of development. Careful consideration of the impacts on the setting of this site would be required, including views to and from the candidate area and its defined buffer zone.

Character Area 13 Tyne Dock

3.43 There are a number of large industrial structures located along the river within this area, including cranes and the pylons which carry overhead power lines across the Tyne. Typical of the riverside areas, the area comprises predominantly industrial areas, with large empty areas. The large scale of the area and the presence of existing industrial structures suggests that the development of wind turbines, including of a commercial scale, in these areas could be accommodated without detriment to key characteristics.

3.44 Consideration must be given to views from residential areas and open spaces. As noted above, the setting of the Wearmouth-Jarrow candidate World Heritage Site and its buffer zone requires careful consideration.

Character Area 14 South Shields Riverside

3.45 This section of the riverside is occupied by industrial or post-industrial areas, with areas of derelict land, as well as the Customs House and associated open space. Regeneration of the riverside has begun close to central South Shields, and proposals to form a new park between the Shields Ferry landing and the Customs House will further enhance this area. The South Shields Riverside Regeneration Area occupies the central section of the character area, as defined in SPD 8.⁵

3.46 The sense of scale of the area suggests that wind turbines could be accommodated, subject to careful consideration of area-specific sensitivities and constraints. In particular, the scale of the riverside is smaller around South Shields, and there are fewer of the larger industrial buildings remaining. Ongoing regeneration of these areas also limits the potential for wind turbine development, and potential impacts on future residential development should be carefully considered.

3.47 Wind turbines would be incompatible with new housing development along the riverside, though small turbines could be incorporated into business developments, following the example of the Eco Centre at Hebburn. The incorporation of wind turbines into such areas would link with the desire to attract investment from environmental industries.

3.48 To the north-east, as the river approaches its mouth, the scale of the townscape becomes smaller. This area is overlooked by residential areas in South and North Tyneside. In addition, The Roman fort of Arbeia on The Law, protected as part of the Frontiers of the Roman Empire

⁵ South Tyneside Council (2009) *SPD 8 South Shields Riverside Regeneration Area*.

World Heritage Site, lies to the east of the area. Careful consideration of the impacts on the setting of this site would be required.

Other industrial/commercial areas

3.49 Away from the riverside, industrial and commercial areas tend to be smaller in scale. Although the scale of the townscape is large in comparison to residential areas, they lack the openness of the riverside and the very large structures found there. Most industrial areas are relatively small in extent, and are close to residential areas. These factors limit the scope for large wind turbine installations.

3.50 Key guidelines for siting of wind turbines in these areas include:

- Ensure adequate assessment of effects on views from residential and recreational areas, particularly at close-range where a turbine could dominate views to an overbearing degree;
- Consider how turbines will be seen in relation to other tall structures and buildings such as churches and chimneys, particularly if these are widely visible landmark features;
- Discourage wind turbines where they would be prominent in views from World Heritage Sites and conservation areas, or where they would impact on other areas of strong townscape character as noted in the landscape character assessment (Part I of the South Tyneside Landscape Character Study);
- Carefully consider how turbines may affect the setting of listed buildings, particularly tall structures;
- Maintain open views and vistas where these occur, particularly views out of the urban area into the urban fringe;
- Consider any cumulative impacts which may occur if proposals are located in close proximity, or are intervisible, and in particular if they are of varying scales.

Urban fringe areas

3.51 Local character areas 30 to 35 were evaluated individually against the criteria in Table 3.1. The results of the assessment are set out in tabular form, and specific guidelines are given for each area.

Character Area 30: Monkton Fell

3.52 This is a fragmented area with various land uses including open space, farmland, a brick shale/brick clay quarry, and a large business park. The area is further subdivided by roads and railways. It is adjacent to Hebburn to the north, and extends west into Gateshead.

Evaluation

Characteristic	Lower sensitivity	↔	Higher sensitivity
Landform and scale			Relatively small scale, with scale indicators present. The landform is flat and simple.
Land cover patterns			A fragmented landscape, though relatively simple in terms of overall land cover pattern
Man-made influence			Strong man-made influence in transport corridors, business park, quarry, etc
Movement			Much evident movement along roads and Metro line
Skylines			Few open skylines, few large vertical features

Characteristic	Lower sensitivity	↔	Higher sensitivity
Intervisibility	Views into this landscape from adjacent residential areas on three sides, but limited views outwards		
Landmark features	No landmark features which are significant in the wider landscape		

Guidelines

- 3.53 This area is of lower landscape sensitivity to wind turbine development. It is already a strongly human-influenced landscape containing buildings, transport corridors, and a quarry. Introduction of turbines would not significantly alter the character of this landscape.
- 3.54 Visually, the northern edges of the area are sensitive due to the adjacent residential areas. Areas of open space could potentially accommodate small turbines if community involvement could be secured. Medium or even large turbines could be accommodated within Monkton Business Park or, in the longer term, on the restored quarry site.
- 3.55 Single turbines would be preferred in most of this area, though the restored quarry site may offer scope for more than one machine, subject to other constraints.
- 3.56 Visibility and visual impact of any turbines in this area from parts of Gateshead, as well as from Hebburn, will be the primary consideration.

Character Area 31: Boldon Fell

- 3.57 This broad, relatively flat area lies at the south-west of the borough, and comprises mostly arable farmland. The area is adjacent to Fellgate and Hedworth to the north, and to the Boldons to the east. It is divided by the A184, and extends south and south-east into Sunderland. Overhead power lines are a feature of this landscape.

Evaluation

Characteristic	Lower sensitivity	↔	Higher sensitivity
Landform and scale	Larger-scale open landscape, simple and generally flat		
Land cover patterns	Large fields, simple pattern in the west, becoming more irregular to the east		
Man-made influence	Strong human influence from roads, former colliery tip, and several overhead power lines		
Movement	Busy main roads are a prominent feature of this landscape		
Skylines	Skylines are generally simple, though to the east the scarp of Boldon Downhill is a feature		
Intervisibility	There are views into this area from residential areas to the north, and more extensive views across the area from Boldon Downhill. To the south there are long views out to Penshaw Monument		

Characteristic	Lower sensitivity	↔	Higher sensitivity
Landmark features	There are no landmarks within the area, though the colliery waste tips are prominent features		

Guidelines

- 3.58 This area is of lower landscape sensitivity to wind turbine development. It is open, simple and relatively large in scale. Human influence and movement are key features of the landscape. Introduction of wind turbines would not significantly alter the character of this landscape.
- 3.59 The area is potentially constrained by the number of overhead power lines which converge at the substation. Besides technical constraints, siting of any turbines should consider the potential for cumulative effects of infrastructure, and the creation of 'clutter' on the skyline in addition to the existing wirescape. The pylons will potentially act as scale indicators, exaggerating the apparent scale of larger turbines.
- 3.60 The scarp of Boldon Downhill is a prominent feature in the east of this area. The steepness of the scarp belies its low elevation, and the introduction of turbines in the foreground of these views would serve to diminish the apparent scale of the hill.
- 3.61 The northern edge of this area adjoins the residential areas of Fellgate and Hedworth. Any proposal in this area should consider the current open views south to Penshaw Monument. Cumulative visual effects of new turbines seen in combination with the existing 55m turbines at the Nissan plant should also be addressed.
- 3.62 Parts of this area may offer scope for more than one turbine, subject to other constraints. Small or medium turbines would be potentially suitable, though it may be possible to accommodate a larger turbine subject to detailed consideration of landscape and visual effects.
- 3.63 Visibility of any turbines in this area from parts of Gateshead and Sunderland, as well as from Jarrow and the Boldons, should be considered. Visual impact on longer southward views must be addressed.

Character Area 32: Boldon Downhill

- 3.64 This area runs from the scarp of Boldon Downhill eastwards to the A184 Sunderland Road. The summit is open grassland, but the eastward slope includes farmland and a golf course, with a relatively high level of woodland. The area is bounded to the north by the Boldons and to the south it runs up to the urban edge of north Sunderland.

Evaluation

Characteristic	Lower sensitivity	↔	Higher sensitivity
Landform and scale	Most of this area is of relatively small scale. Although the hill summit is more open, the scarp face is a distinctive topographical feature.		
Land cover patterns	Small woodlands add complexity into this landscape. There are large fields in the central area but elsewhere landcover patterns are smaller in scale		
Man-made influence	This is a farmed landscape with human intervention. Man-made features include the overhead power lines, reservoir and golf course.		

Characteristic	Lower sensitivity	↔	Higher sensitivity
Movement	Aside from Hylton Lane there are no roads crossing the area, though the A184 Sunderland Road forms the eastern boundary and movement is greater here.		
Skylines	This elevated area has open skylines overlooking neighbouring urban areas. Skylines are interrupted by overhead power lines		
Intervisibility	Boldon Downhill is a prominent feature and is widely visible, particularly from the west and south. The elevated landscape allows broad views out.		
Landmark features	The scarp of Boldon Downhill is a landmark in itself, though there are no other obvious landmarks in the area		

Guidelines

- 3.65 This area is of higher sensitivity to wind power development, particularly the summit area of Boldon Downhill. The open summit is highly visible and turbines here would have a wide zone of theoretical visibility, taking in northern Sunderland as well as the Boldons.
- 3.66 The scarp of Boldon Downhill is a prominent feature in the wider area. The steepness of the scarp belies its low elevation, and the introduction of turbines which appear to overtop the hill would serve to diminish its apparent scale.
- 3.67 The gentler eastern slopes of the hill include some of the most wooded farmland in the borough, and are of accordingly smaller scale. Turbines in these areas would also be highly visible from the Boldons and from the northern fringe of Sunderland.
- 3.68 Further east, closer to the A184, human influence is more apparent, and the landscape is less prominent in wider views. Residential receptors in East Boldon would still be close by.
- 3.69 It is unlikely that medium or large turbines could be adequately accommodated in any part of this area. Small turbines could potentially be sited in the central or eastern parts of the area if community involvement could be secured.
- 3.70 Potential effects on local landscape designations, including the present AHLV and ALS as well as any future replacement, should be adequately considered.

Character Area 33: Boldon Flats and Whitburn Moor

3.71 This area includes the low-lying agricultural land at the south-eastern edge of South Tyneside. It is generally flat or gently sloping, with large open fields separated by ditches and gappy hedges. There is scattered tree cover to the west, though the lower sections have very sparse tree cover. Boldon Flats are seasonally flooded, while to the east the Academy of Light training facility has been built.

Evaluation

Characteristic	Lower sensitivity	↔	Higher sensitivity
Landform and scale	The western part of the area is relatively small in scale, moving to larger scale further east. The whole area is low-lying and simple		
Land cover patterns	Again there is an apparent variation from the more complex area of Boldon Flats, with small fields and hedges, to the simpler area south-west of Whitburn, with large open fields		
Man-made influence	Human influence is apparent in the proximity to settlements, and also in the A184 and Metro, and the Academy of Light and stadium buildings		
Movement	There is a high level of apparent movement in the west, where the A184 and Metro pass through, though the smaller roads are also busy		
Skylines	Skylines are generally simple with few interruptions. Low hills form part of the wider horizon		
Intervisibility	This area is visible in views from neighbouring higher ground including Cleadon Hill to the north. It is not a prominent landscape. There are outward prospects to the south-east overlooking the coast		
Landmark features	There are no significant landmarks in the area.		

Guidelines

- 3.72 This area is of moderate sensitivity to wind turbine development overall.
- 3.73 The western part of the area is smaller in scale and closer to settlement. Proposals in this area would need to consider views from residential properties in East Boldon and Cleadon, as well as in the northern fringe of Sunderland.
- 3.74 Further east in the more open fields of Whitburn Moor, the landscape is less sensitive, with fewer hedgerows. The importance of seaward views from this area, particularly from Moor Lane and Cleadon Lane, should be recognised in siting. Potentially, there is scope to site turbines at the Academy of Light.
- 3.75 Small or medium scale turbines would potentially be suitable in this area. It is unlikely that larger machines would be adequately accommodated within a landscape of this scale, even in the more open eastward areas.
- 3.76 Single turbines would be preferred in most of this area, though the area around the Academy of Light may offer scope for more than one machine, subject to other constraints.

Character Area 34: Boldon and Cleadon Fragmented Farmland

3.77 This long, narrow area lies between South Shields, the Boldons and Cleadon, and comprises arable and pastoral farmland. The farmland is fragmented by other land uses, principally areas of informal open space, and is subdivided by the Metro line and several roads. Character varies locally with the condition of the settlement edge.

Evaluation

Characteristic	Lower sensitivity	↔	Higher sensitivity
Landform and scale	Mostly a flat landscape, although the River Don cuts through the western part. This area is small in scale.		
Land cover patterns	This area is a complex mosaic of land uses and land cover, with farmland, open space and woodland.		
Man-made influence	Strong man-made influence with no part of this area being more than a few hundred metres from settlement. Commercial development extends into the central part of the area		
Movement	Busy roads pass through most of the area, as well as the Metro line, though there are quieter pockets within nature reserves		
Skylines	Skylines are obscured by surrounding built development and woodland. Some vertical features visible		
Intervisibility	The area is overlooked from higher ground to the east, and is also overlooked from the surrounding residential areas. There are few outward views.		
Landmark features	There are no significant landmarks in the area.		

Guidelines

- 3.78 This landscape is of moderate sensitivity to wind turbines, but the scope for development is limited by the large number of nearby residential receptors.
- 3.79 The complexity of the landscape would limit the capacity for larger development, with a high degree of woodland present. There is also the potential for cumulative effects and 'clutter' if turbines were viewed along with other infrastructure such as overhead power lines.
- 3.80 The presence of woodland could be a positive factor as in some instances it would screen views of smaller turbines, though careful consideration of zones of theoretical visibility would be required.
- 3.81 Small turbines could potentially be accommodated in this area, though community involvement would be desirable. It is unlikely that any larger-scale development could be adequately accommodated given the proximity to dwellings.

Character Area 35: Cleadon Hills

- 3.82 This area includes the high ground of Cleadon Hill, and the farmland to the south and east. The majority of the land is over 50 m above sea level, and includes some of the highest ground in the borough. It is a popular walking area, with areas of accessible land, as well as arable farmland, golf courses and active mineral workings.

Evaluation

Characteristic	Lower sensitivity	↔	Higher sensitivity
Landform and scale	A simple, large scale landscape, though with localised topographical variety and distinctive features		
Land cover patterns	Large fields and few trees, the land cover of the area is simple and mostly regular, though interrupted by past and present mineral extraction		
Man-made influence	Although quarrying has affected large parts of the north of the area, this landscape has a more limited human influence, particularly in the central areas which are most removed from settlement		
Movement	Aside from Lizard Lane, no roads cross this area, and movement is limited, again particularly in the central area		
Skylines	Skylines tend to be distant and open, though the skyline of the hilltop area is relatively simple		
Intervisibility	This landscape is visible across much of South Tyneside, and views from the summit area take in a much wider area, offering distant prospects in all directions		
Landmark features	This landscape contains Cleadon Water Tower and Cleadon Windmill, two of the most recognisable landmarks in the borough		

Guidelines

- 3.83 This area is of higher sensitivity to wind turbine development, due in the main to its high level of intervisibility. Turbines on the higher areas of this landscape would be seen across much of the borough, and from areas beyond.
- 3.84 More significantly, even a small wind turbine would diminish the apparent scale of the Cleadon Water Tower, itself around 30m tall. Larger turbines would compete visually with this valued landmark.
- 3.85 The Cleadon Hills are visible as a low but prominent eminence from the wider area. The introduction of turbines would act as a scale indicators, having a 'flattening' effect which would serve to diminish the apparent height of the hill.
- 3.86 This landscape is popular for recreation, and represents the most substantial area of relatively quiet countryside in the borough. Potential effects on views from footpaths would need to be carefully considered.
- 3.87 The *Strategy for the Development of Wind Energy* identified a site for a single turbine in the southern part of the area. It is acknowledged that this lower-lying part of the landscape has

relatively lower sensitivity, since it is less visible. A turbine in this location would remain visible from Cleadon and Whitburn. The relationship between any turbine and important features such as Cleadon Hill Cliffs or the windmill, as seen in views from the settlements or from the south, should also be given careful consideration.

- 3.88 In the longer term, the restoration of Marsden Quarry may present opportunities for development, though turbines here are likely to be highly visible along the coast, including from The Leas.
- 3.89 Within this landscape, it is recommended that no development be considered on the hill summit area. On lower ground and away from the hilltop landmarks, there may be scope for single turbines of medium scale, or possibly even larger, though any proposal should be subject to detailed visual assessment to ensure landscape and visual impacts are addressed. Particular attention should be given to views from the hilltop and footpaths, and views towards the Cleadon Water Tower and Cleadon Windmill.

Conclusion

- 3.90 This study has focused on the landscape and visual issues associated with development of wind turbines in South Tyneside, though the presence of a range of other constraints is acknowledged. Based on consideration of landscape and townscape characteristics, it is concluded that the areas of heavy industry along the River Tyne present higher potential for wind turbine development. Turbines in this area could be accommodated in the large open scale of the industrial landscape. Within other riverside and industrial areas there is some potential, but greater sensitivity is associated with smaller-scale townscape, particularly close to residential areas.
- 3.91 The study of urban fringe areas found that scope for wind turbine development is limited, particularly by the proximity of residential development and the potential for visual impacts. Some areas of the borough are considered to have some potential for development, where turbines would not affect key views and landmarks. Views from and to the key high ground of Boldon Downhill and Cleadon Hills is a factor affecting the potential of much of the area. The greatest potential for wind turbines is likely to lie in community-backed development of small-scale machines within the urban fringe. Larger turbines are likely to be out of scale, for the most part, with the limited topographical variations and relatively small scale of the South Tyneside landscape.

South Tyneside Landscape Character Study

Green Belt in South Tyneside

- South Tyneside
- Green Belt
- Great North Forest Local Management Zones

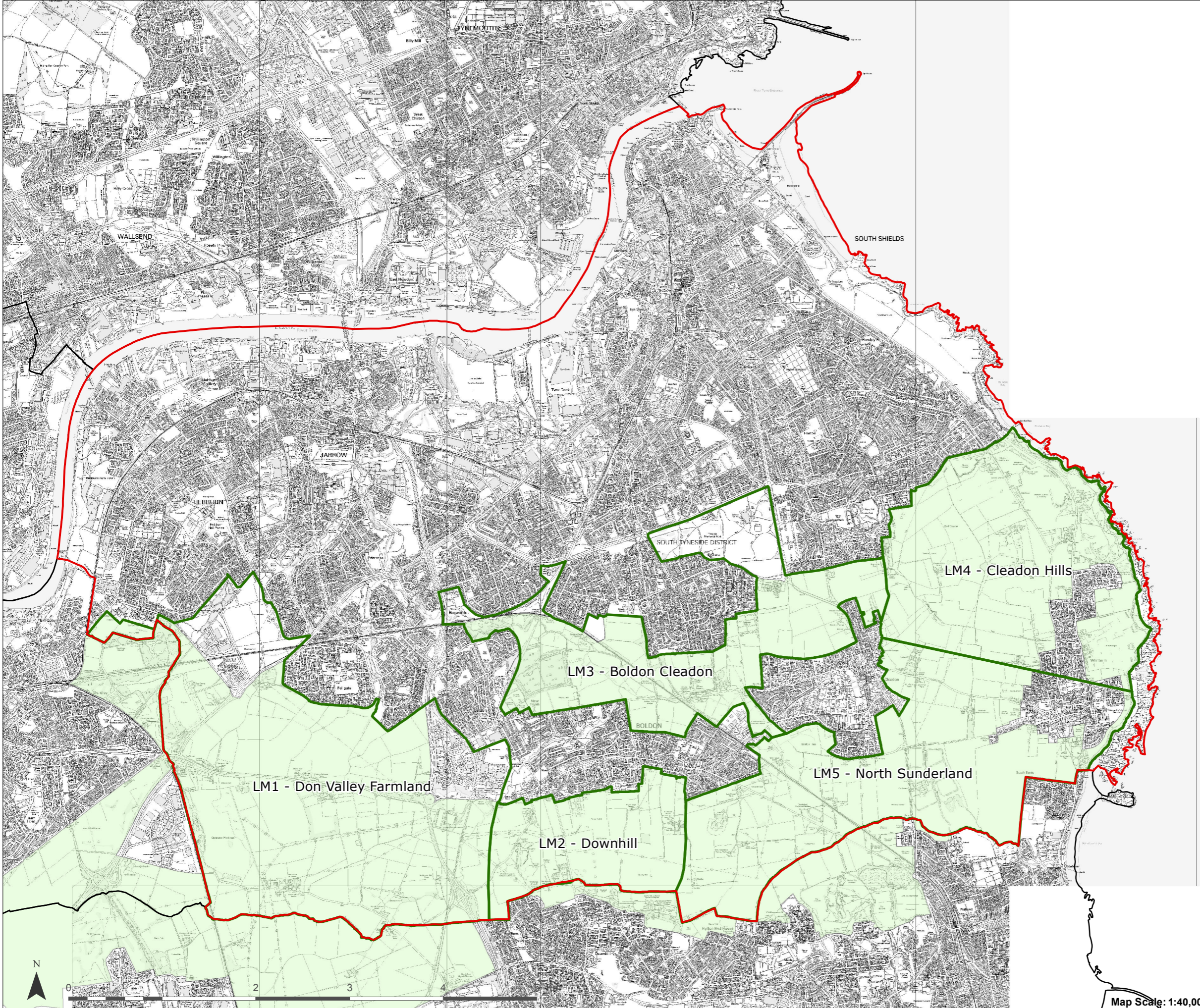


Figure 1.1



South Tyneside Landscape Character Study

Green Belt Study Area

- Local Character Areas considered in the Green Belt study
- South Tyneside
- Green Belt

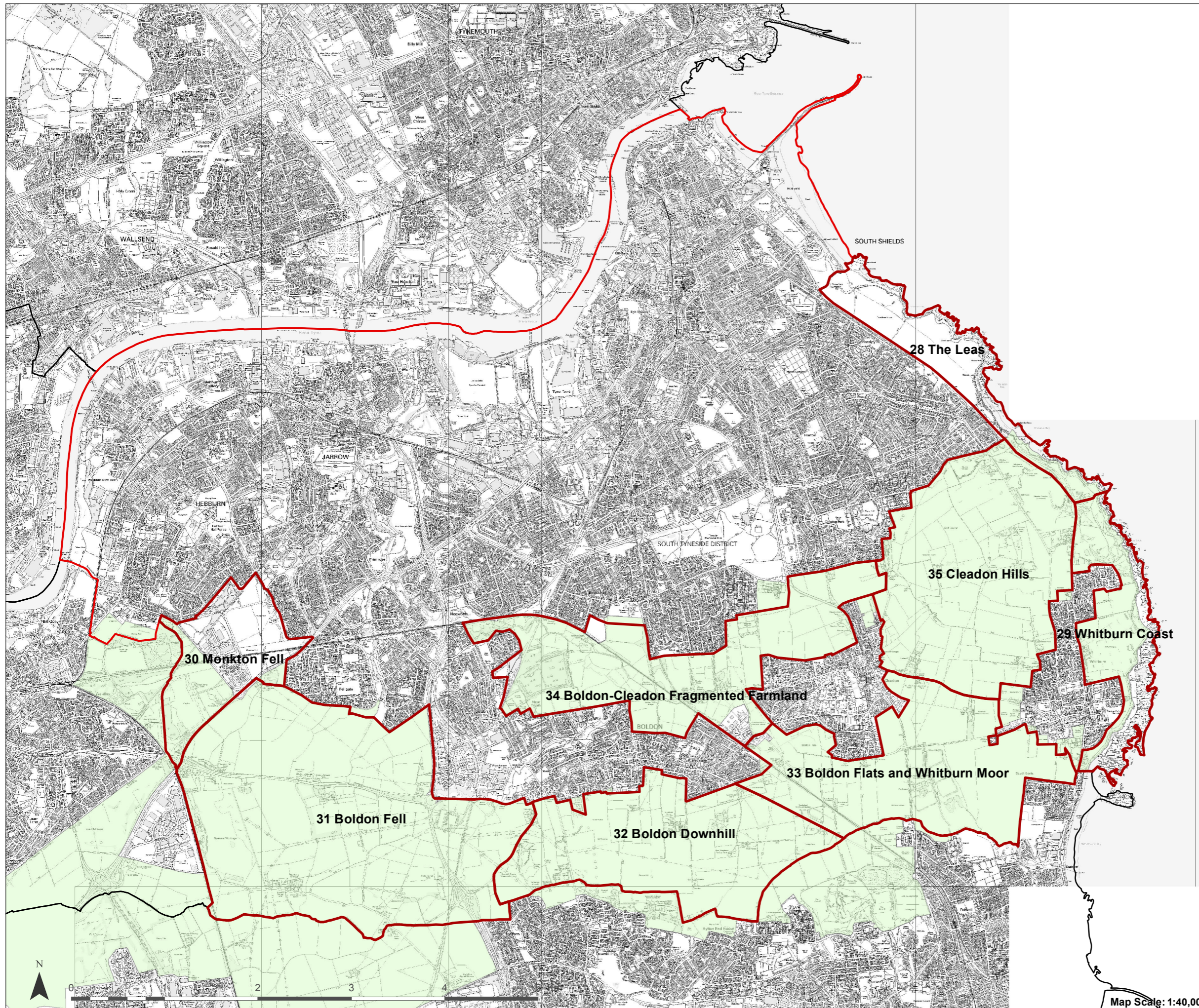






Figure 1.2



Map Scale: 1:40,000

South Tyneside Landscape Character Study

- Landscape Protection in South Tyneside**
-  Local Character Areas considered in the Green Belt study
 -  South Tyneside
 -  Areas of High Landscape Value
 -  Area of Landscape Significance

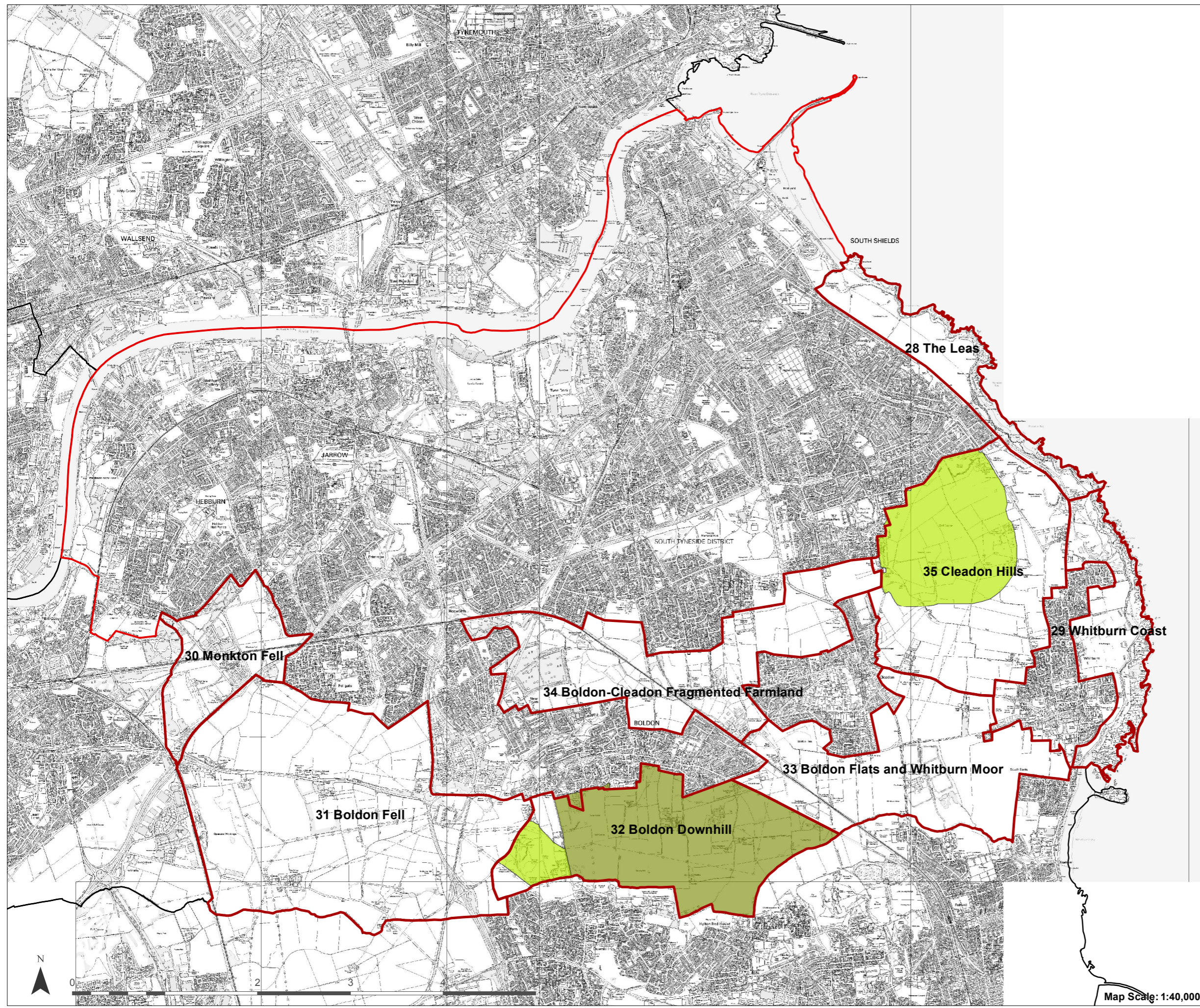


Figure 2.1



Map Scale: 1:40,000

South Tyneside Landscape Character Study

Candidate Local Landscape Designations

- South Tyneside
- Candidate areas
- Areas of High Landscape Value
- Area of Landscape Significance

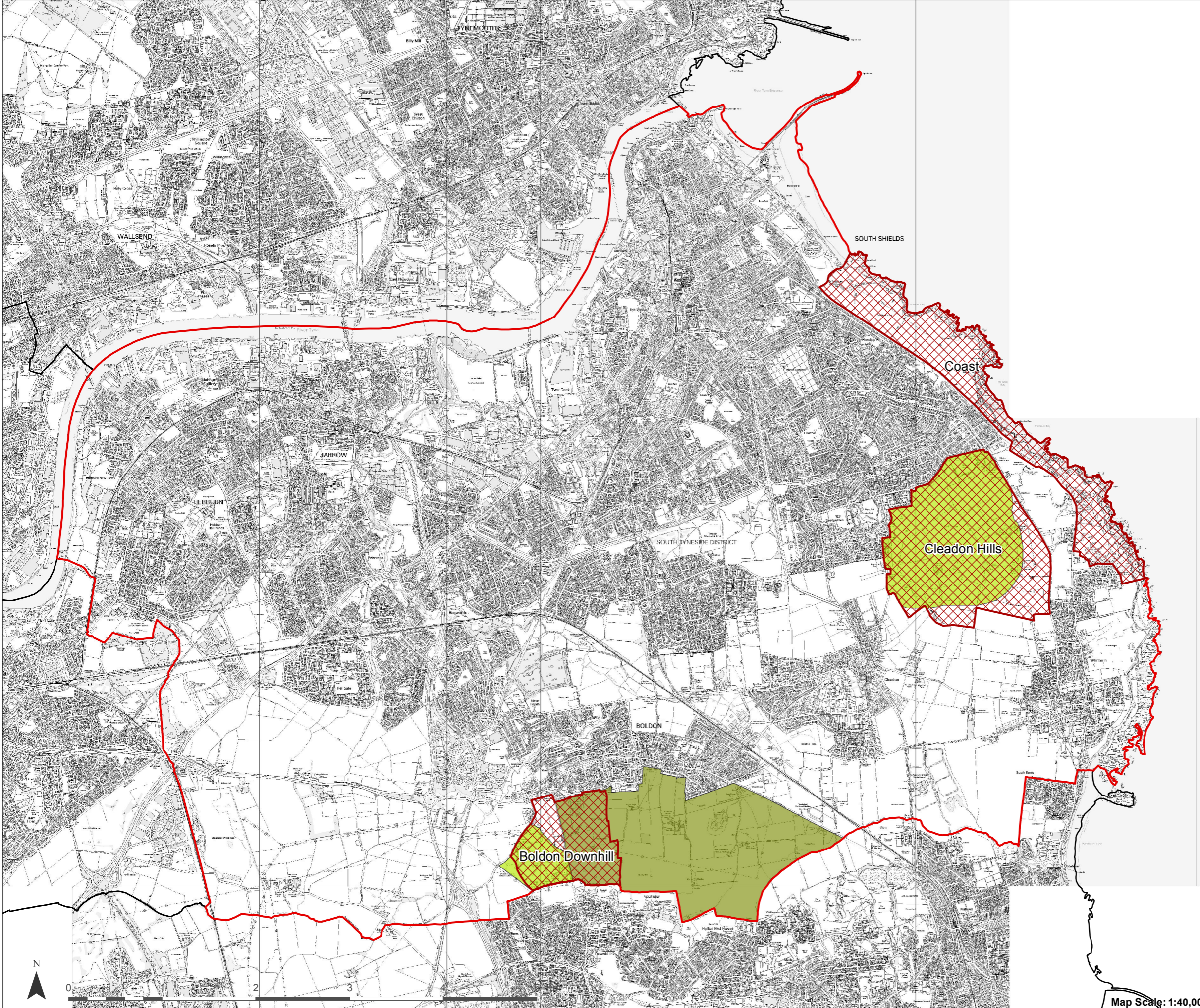


Figure 2.2



South Tyneside Landscape Character Study

► Landscape Sensitivity to Wind Power Development: Study Area

- South Tyneside
- Local Character Areas considered in the Green Belt study
- Industrial / Commercial areas from the Land Use Typology
- Turbine locations identified in TNEI (2003) South Tyneside Transformation Plan: Strategy for the Development of Wind Energy

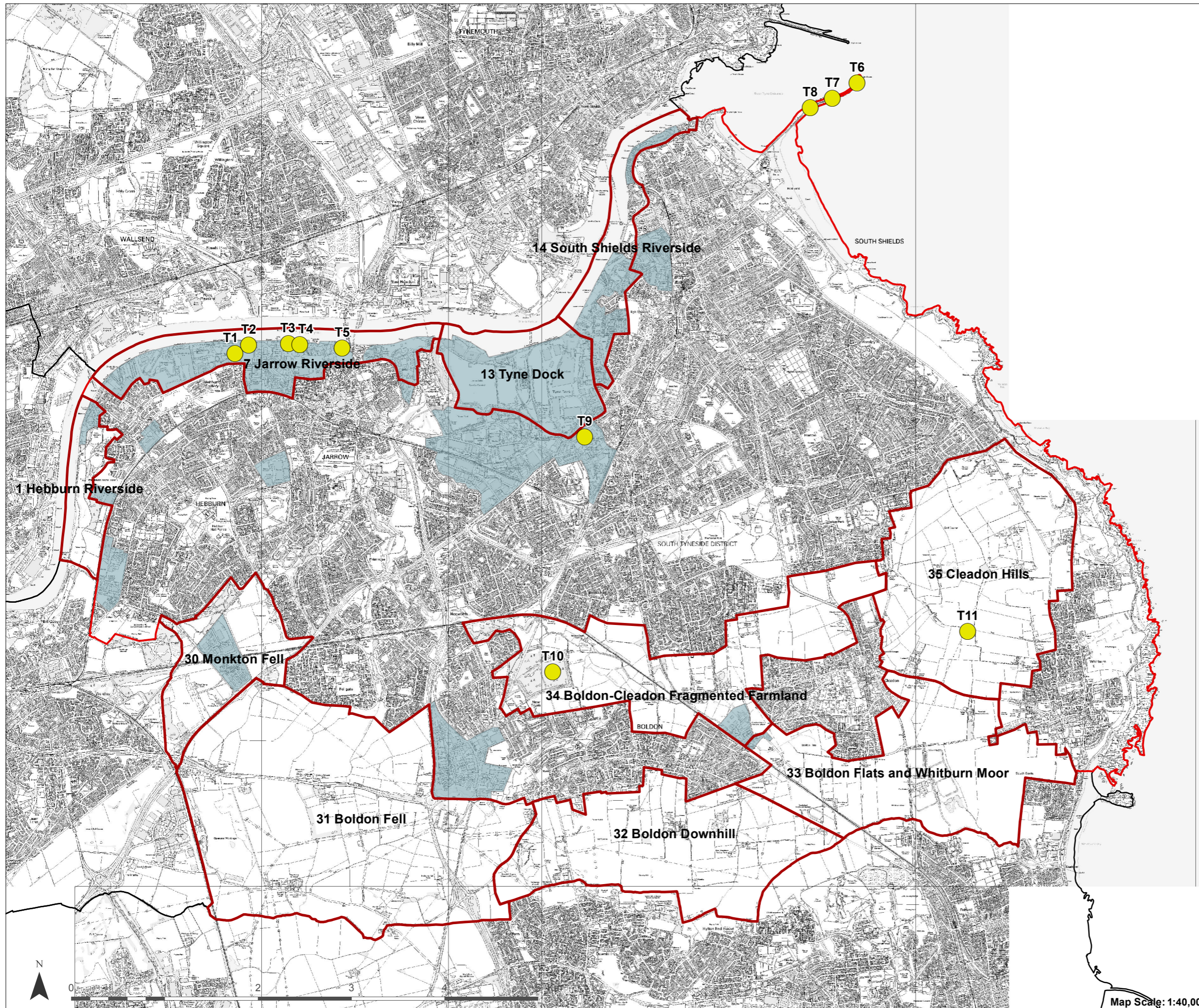


Figure 3.1



Map Scale: 1:40,000