

SOUTH TYNESIDE

local development framework

THE NEW DEVELOPMENT PLAN FOR YOUR BOROUGH



South Tyneside Council



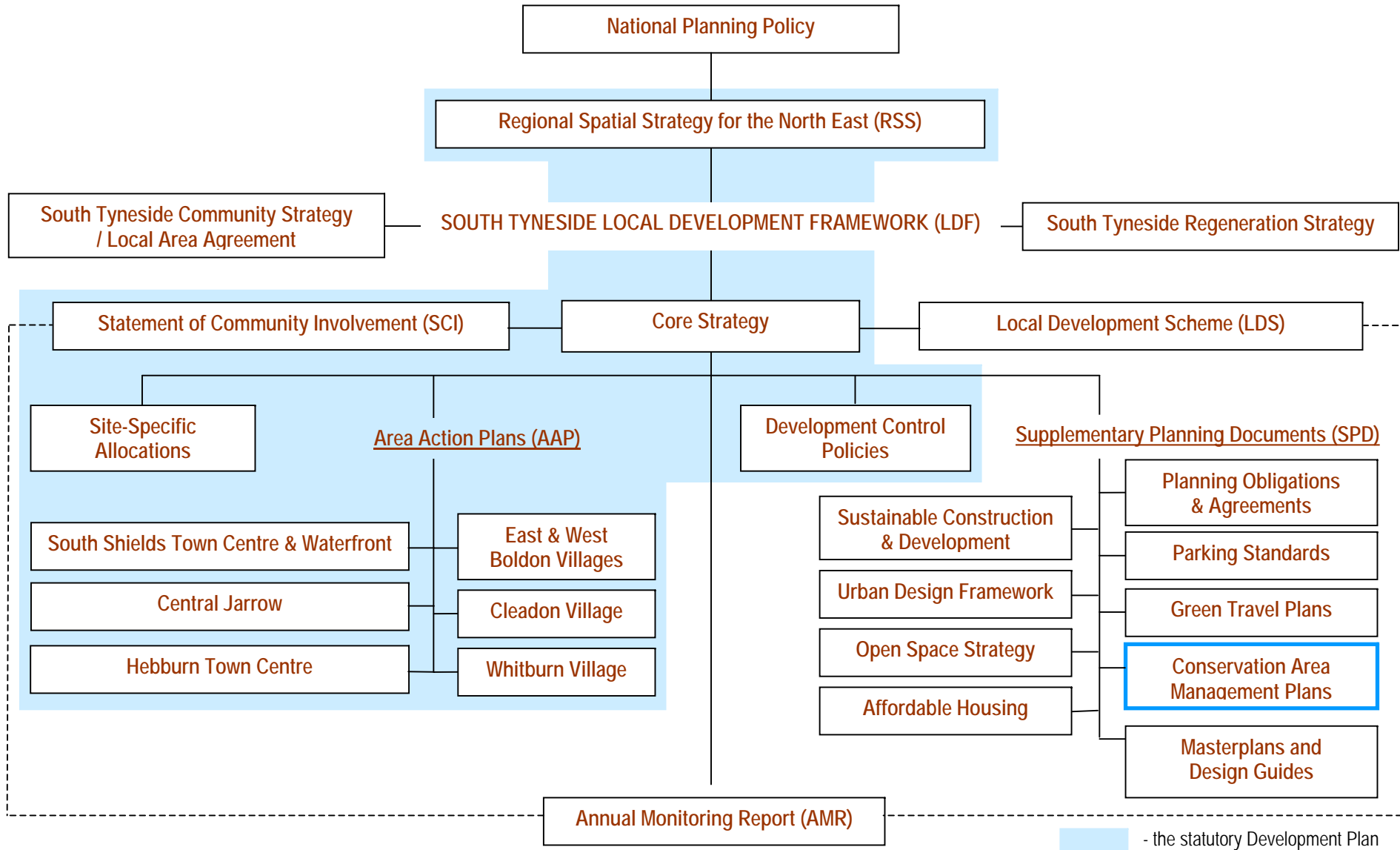
Final ADOPTED
Version

Supplementary Planning Document 10 Westoe Conservation Area Management Plan

August 2007



South Tyneside Local Development Framework – Family Tree



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Westoe Conservation Area

Designated in 1971, Westoe Conservation Area is based on the Westoe Village historic core. It was extended in 1975 and again in 1981 to include surrounding areas with related character and in need of protection.

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SPD 10: Westoe Conservation Area Management Plan

[South Tyneside Local Development Framework](#)

Local Development Scheme (LDS)

Core Strategy

South Tyneside Unitary Development Plan

South Tyneside Community and Neighbourhood
Renewal Strategy / Local Area Agreement

Section 1

1.1 Introduction

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

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

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

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

South Tyneside Regeneration Strategy

Regional Spatial Strategy for the North East (RSS)

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

Guidance on Conservation Area Appraisals (2005), English Heritage

PPS 1: Delivering Sustainable Development

PPG 15: Planning and the Historic Environment

PPG 16: Archaeology and Planning

Westoe Conservation Area Character Appraisal

South Tyneside Urban Design Framework

South Tyneside Streetscape Design Guide

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

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

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

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

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

1.2 Aims of the Management Plan

This Management Plan has been developed from the **Westoe Conservation Area Character Appraisal**. It follows on from the draft Management Plan (June 2006) and reflects changes in planning policy, best practice design guidance and local circumstances within the Conservation Area itself (such as the recent conversion of Ingham House into apartments).

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

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

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

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

1.3 The Development Plan

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

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

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

Unitary Development Plan – adopted October 1999

Environment

- ENV1 Towards a Sustainable Environment
- ENV2 General Principles
- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV8 Archaeology
- ENV23 Landscape and Views

Economic Development

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

Housing

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

Sport, Recreation and Leisure

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

Transportation

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

Shopping

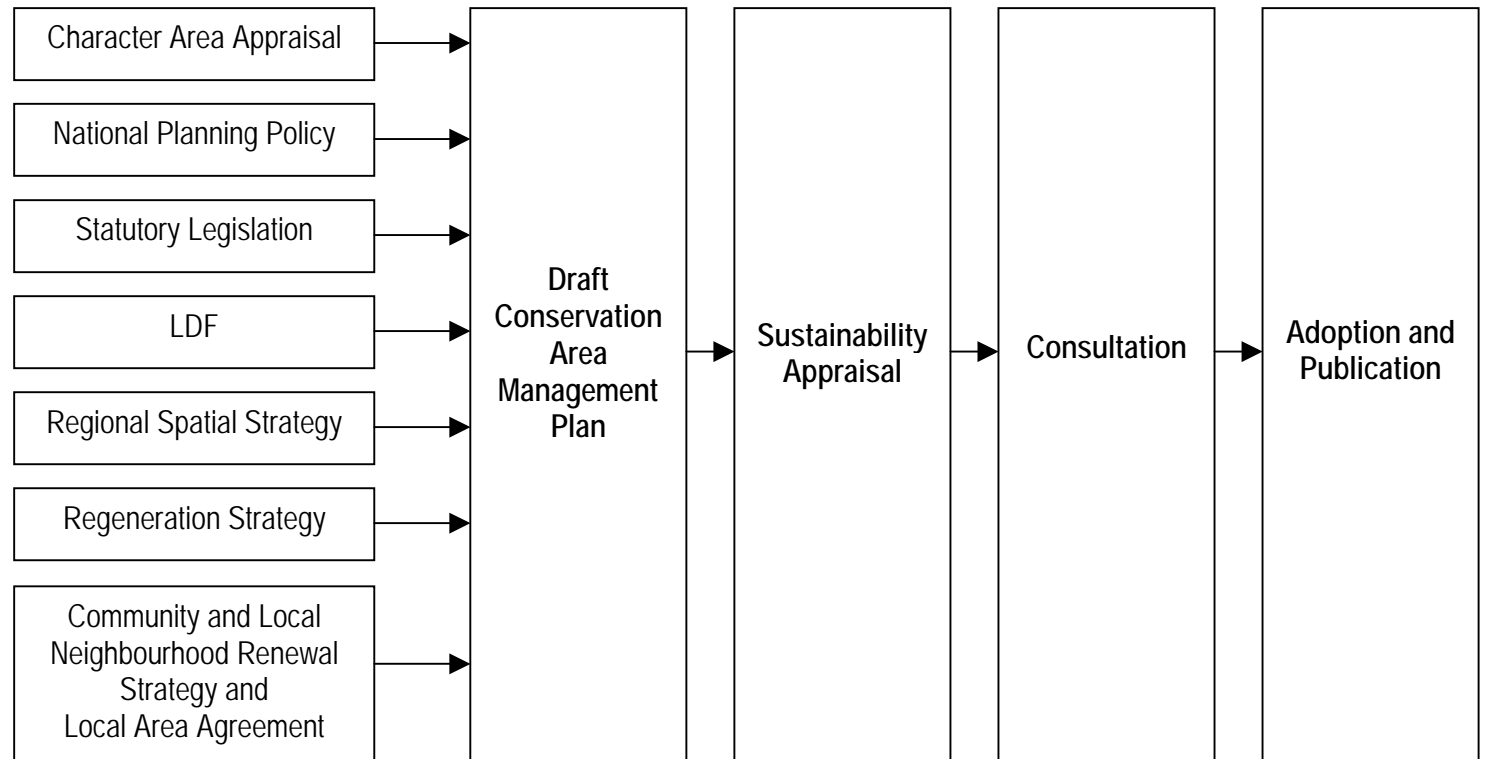
- S2 Shops and Retail Centres

Local Development Framework

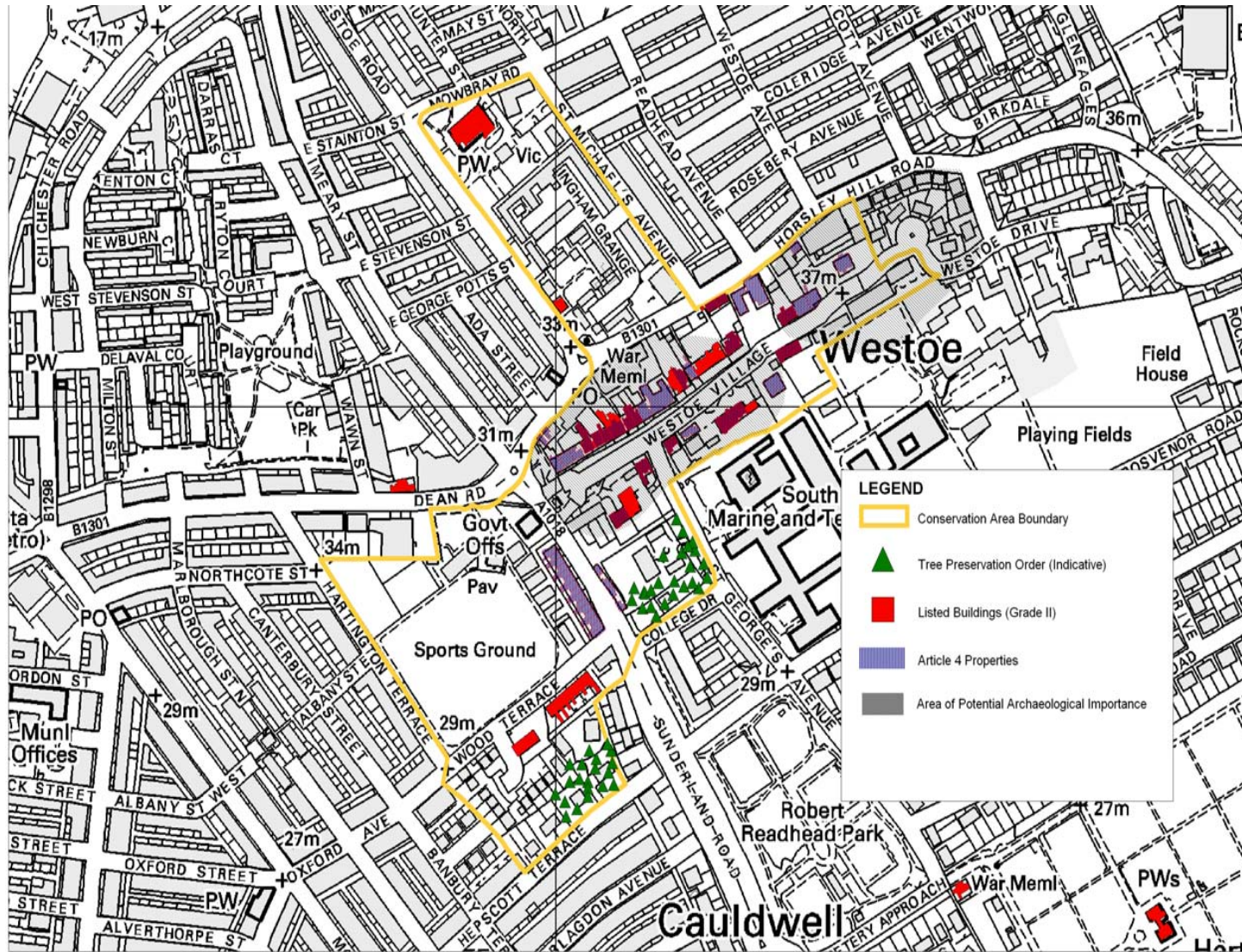
Core Strategy – adopted June 2007

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

1.4 Process Diagram



Plan A: Westoe Conservation Area – Designations



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Section 2

Character Area Analysis and Actions

2.1 Introduction

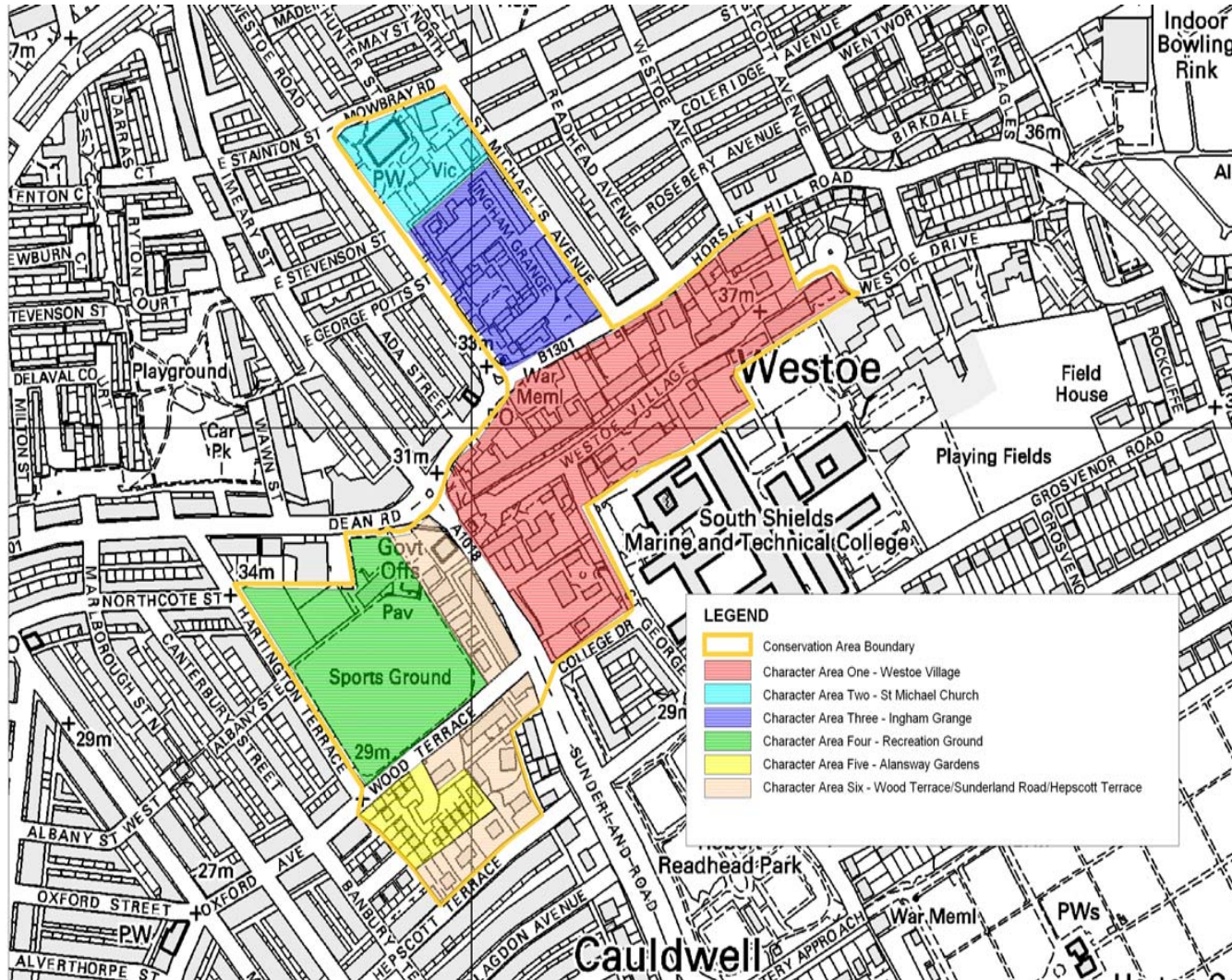
Westoe Conservation Area has been divided into six distinct character areas. An additional Public Realm (Major Routes) character area has also been included:

- Character Area 1
Westoe Village Historic Core
- Character Area 2
St. Michael's and All Angels Church
- Character Area 3
Ingham Grange
- Character Area 4
Recreation Ground
- Character Area 5
Alansway Gardens
- Character Area 6
Wood Terrace, Sunderland Road and Hepscott Terrace
- Public Realm (Major Routes) Character Area
Westoe Road / Sunderland Road (A1018), Horsley Hill Road / Dean Road (B1301) and Wood Terrace

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

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

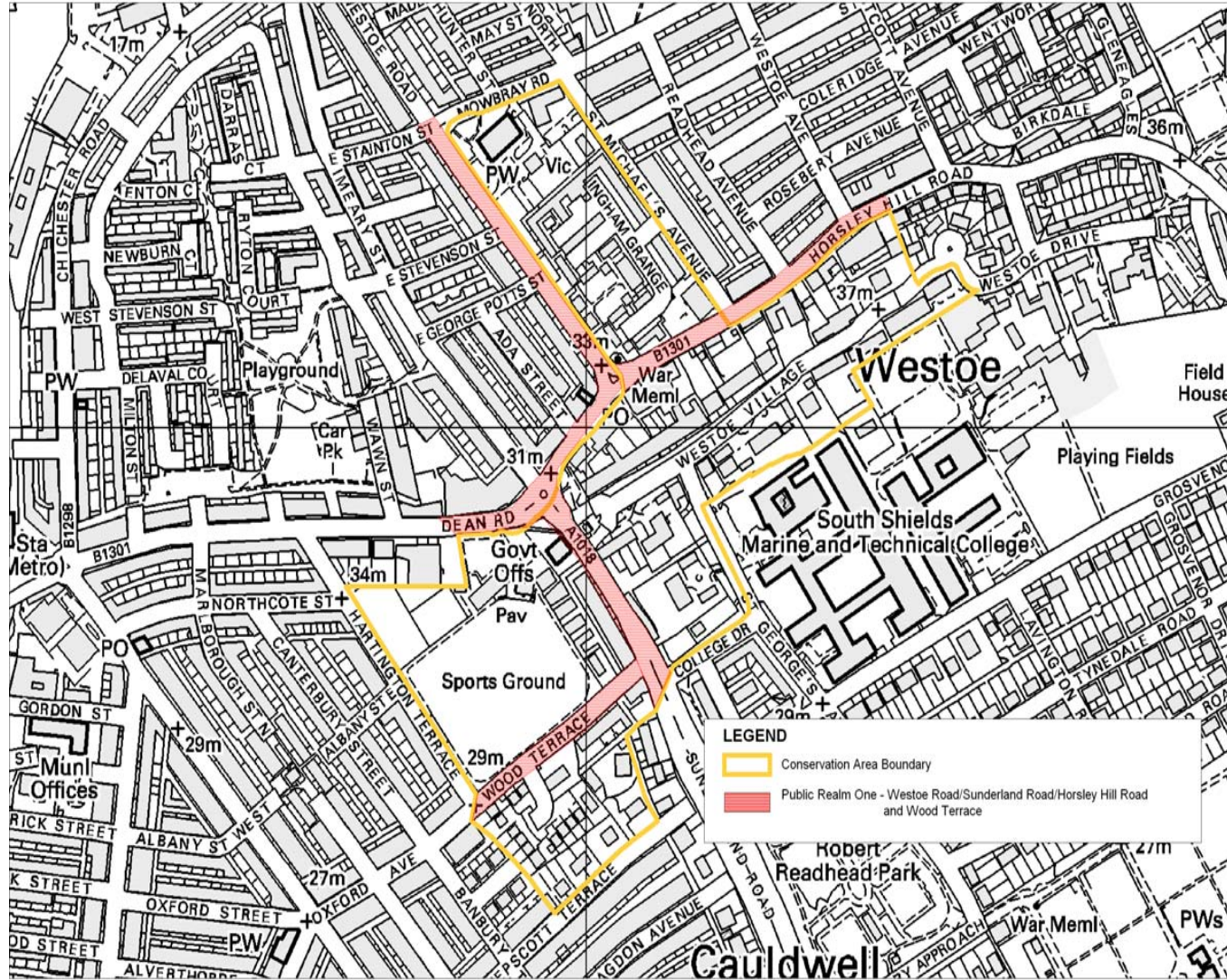
Plan B: Westoe Conservation Area – Character Areas



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Plan C: Westoe Conservation Area – Public Realm (Major Routes) Character Area



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Mature trees contribute to the character of Westoe Village



Many of the properties date back to the 18th and 19th centuries

2.2 Character Area 1: Westoe Village Historic Core

Westoe Village lies at the heart of the Conservation Area. It is centred on an ancient street containing a remarkable collection of 18th and 19th century dwellings.

Built Form

To the south side of the street, the built form is characterised by large, detached dwellings set within large plots. The northern side is characterised by a continuous terrace of varying building styles with long rear gardens backing onto Horsley Hill Road. The majority of the buildings are two storeys and very different in style but connected in character by the building line and boundary treatments.

A significant proportion of the buildings are listed as being of special architectural or historic value (see Westoe Conservation Area Character Appraisal, 2006). The principle building material is red brickwork although the type, size, texture and shades vary. Many of the properties have original slate roofs and retain their original architectural features.

Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the general character of the area.

Public Realm

The public realm of Westoe Village is characterised by an ancient street layout, mature trees, grass verges and a raised footway on the north side of the street. Overall, the street retains the character of its rural origins. The mature trees (mainly sycamore, some ash and sorbus) make a significant contribution to the Historic Core's character.

Vehicle movement is limited to a single point of access via St. George's Avenue. This arrangement establishes the relaxed and informal nature of the street and significantly reduces the volume of traffic within Westoe Village itself.

Streetscape features such as granite sett road gulleys, 'heritage' street lighting and natural stone kerbs all contribute to the character of the street; however, sections of granite sett road gulleys have been obscured by recent road surfacing works.

Recent road surfacing works in red 'bit-mac' complement the character of the area, particularly as the majority of dwellings found throughout Westoe Village are built from distinctive red brick materials.



The 'jockey' rail contributes to the informality of the Historic Core



Many dwellings are of significant architectural and historic importance

Salters Trod is an important pedestrian link between South Tyneside College and Horsley Hill Road and enhances local distinctiveness. The wood block paving is an original feature and unique to the area, however, the paving and sidewalls of Salters Trod are in a poor state of repair.

A recently completed enhancement scheme at the west end of Westoe Village, incorporating stone-carved public artworks has made a positive contribution to the character of the area.

**Actions: Character Area 1 – Westoe Village Historic Core
Buildings and Structures**

The Local Authority will seek to:

- Maintain the predominant residential use within the area as family dwellings.
- Ensure that any internal alterations to historic buildings (listed and unlisted) will preserve their architectural integrity and historic interest.
- Preserve the distinctive character and appearance of the Westoe Village Historic Core. Any alterations should be sympathetic to the area's historic built form character, architectural detailing, materials and setting.
- Undertake a historic buildings audit, including a comprehensive photographic survey. The audit will inform the review of Article 4 Directions and initiate remedial measures to preserve the historic fabric if necessary. The historic buildings audit is to be undertaken as a priority.
- Resist sub-division within building plots that would damage the special character and historic settlement pattern interest of the area.
- Promote the appropriate maintenance and repair of historic buildings.



Salters Trod is an important pedestrian link between South Tyneside College and Horsley Hill Road

Actions: Character Area 1 – Westoe Village Historic Core Streets and Open Spaces

The Local Authority will seek to:

- Prepare a scheme of environmental improvements in consultation with the local community and other partnership organisations. Detailed proposals to be in accordance with *Guidance on Works to Streets, Landscape and Open Spaces* set out in Section 3 of the Management Plan.

Key design issues include:

- i) Proposals to retain and enhance the historic street layout and historic street features.
 - ii) Proposals to reflect the unique history of the Historic Core and reinforce its distinct qualities and character.
 - iii) Proposals to be informed by a detailed streetscape audit, including research and analysis of the historic development of the public realm.
- Develop a programme for the implementation of environmental improvements and seek sources of funding.
 - Consider measures to improve the amenity and safety of Salters Trod and preserve its historic features.
 - Ensure minor works such as repairs to road surfaces, road markings, street lighting works, replacement street furniture, traffic and parking signs, etc. will preserve and enhance the character of the area.
 - Encourage property owners to repair or reinstate historic boundary treatments and 're-green' forecourt areas. The Local Authority will offer advice to property owners on the appropriate treatment of these areas and features.
 - Consider further enhancement works at the west end of Westoe Village.
 - Maintain and manage existing trees. Proposals to be informed by detailed tree condition surveys.



St. Michael's and All Angels Church lies within a mature landscape setting



The trees are an important feature of the church grounds

2.3 Character Area 2: St. Michael's and All Angels

St. Michael's and All Angels Church, within its mature landscape setting, makes a significant contribution to the character and townscape qualities of the Conservation Area. The impressive late 19th century church and its early 20th century campanile are listed as being of special architectural or historic interest (Grade II Listed). It is important to preserve the historic fabric of the church and its setting.

A belt of mature trees along the Westoe Road and Mowbray Road boundaries tends to obscure views of the church and its campanile.

The Character Appraisal identifies the area fronting the church as being underused and having an air of deterioration.

Mowbray House and 23 St. Michael's Avenue are relatively recent additions to the urban landscape and tend to be at odds with the established urban character.

Further intensification of development within close proximity of the church would be detrimental to the character of the area and should be resisted.

Actions: Character Area 2 – St. Michael's and All Angels Church Buildings and Structures

The Local Authority will seek to:

- Maintain the established uses of the church and ancillary buildings. Alternative uses may be considered, providing the architectural integrity and historic interest of the buildings and their setting are preserved.
- Monitor the physical condition of the church on a regular basis and initiate remedial measures to preserve the historic fabric if necessary.



Views of the church and campanile are often obscured by the trees



St. Michael's and All Angels church grounds and Westoe Road

Actions: Character Area 2 – St. Michael's and All Angels Church Streets and Open Spaces

The Local Authority will seek to:

1. Develop proposals for environmental improvements within the grounds of the church and areas of open space fronting Westoe Road in consultation with the local community, the Church Commission and other partnership organisations.

Key design issues include:

- i) Reinstatement of original features and materials, including boundary walls and piers, boundary railings, gates and paving.
 - ii) Enhanced lighting to improve public safety and security.
 - iii) Improve accessibility for the widest possible range of users.
2. Secure sources of funding to initiate environmental improvements within the grounds of the church and areas of open space fronting Westoe Road.
 3. Maintain and manage existing trees. Proposals to be informed by detailed tree condition surveys.



Ingham Grange, former Ingham Infirmary, was named after Robert Ingham who became the town's first MP in 1832



Architectural details contribute to the quality of the public realm

2.4 Character Area 3: Ingham Grange

The site of the former Ingham Infirmary, Ingham Grange is a recent high-density residential development incorporating the original Infirmary buildings. Set back from Westoe Road, the main Infirmary buildings are well screened by mature landscaping. The boundary features and landscaping presents an attractive frontage to Westoe Road. The recent residential additions are sympathetic to the scale and character of the original Infirmary buildings. The public realm within Ingham Grange makes a positive contribution to the character of the residential development.

Ingham House, on the corner of Horsley Hill Road and St. Michael's Road, is an imposing three-storey building. However, its scale and form tends to be at odds with the established urban character of the area and the boundary treatment is detrimental to the character of the overall street scene. The property has recently been converted into apartments and although it has lost some of its original features, is of some architectural merit.

Actions: Character Area 3 – Ingham Grange Buildings and Structures

The Local Authority will seek to:

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

Actions: Character Area 3 – Ingham Grange Streets and Open Spaces

The Local Authority will seek to:

- Preserve and maintain the areas of green open space fronting Westoe Road.
- Retain the 'open' character to the front curtilage of dwellings within Ingham Grange; boundary walls or fencing enclosure will be resisted.



Westoe Sports Ground playing pitches



Original setts remain beneath later road surfaces

2.5 Character Area 4: Recreation Ground

Westoe Sports Grounds is the largest area of open space within Westoe Conservation Area. It includes rugby pitches, tennis courts, a cricket pitch, squash courts and ancillary buildings. The sports ground is a pivotal to the history of Westoe Village and contributes to its diversity of activities.

The Sports Grounds buildings are a mixture of old and new. Of note is the 1930's Pavilion House, which is a welcome addition to the streetscape. Less successful are the new clubhouse, the squash courts and associated car parking area. These buildings contribute little to the character of the area.

A high boundary wall and wooden fencing encloses the Hartington Terrace and Wood Terrace boundaries of the Sports Grounds. These boundaries present an uncompromising edge and offer limited visual interaction between the public realm the Sports Grounds, although softened by tree planting on Wood Terrace. The Dean Road boundary is less well defined and views of the Sports Grounds' car park are detrimental to the area's visual amenity. Significant opportunities exist to improve the appearance of all the Sports Ground's boundaries.

Actions: Character Area 4 – Recreation Ground Buildings and Structures

The Local Authority will seek to:

- Encourage the continuation of the current uses and retention of Westoe Sports Grounds.
- Ensure any further development is of the highest standard of design, and makes a positive contribution to the character of the Sports Grounds and the wider area.

Actions: Character Area 4 – Recreation Ground Streets and Open Spaces

The Local Authority will seek to:

- Encourage the owners of the Sports Ground to improve the boundary treatment. An appropriate treatment should provide enclosure to the Dean Road boundary and help screen the ground's car park. Additional measures may include tree planting within the public realm and the Sports Grounds to soften the appearance of the Hartington Terrace and Wood Terrace boundaries.



Alansway Gardens is an insular development and turns its back on Wood Terrace



Alansway Gardens has significantly impacted on Westoe Villas

2.6 Character Area 5: Alansway Gardens

Alansway Gardens is a recent residential development consisting of 13 detached dwellings, built within the former grounds of Westoe Villas (Grade II Listed). The enclosed modern housing estate is unremarkable in comparison with its illustrious neighbours in the Conservation Area and is detrimental to the setting of Westoe Villas. However, the dwellings do display a degree of consistency in terms of their own overall built form, architectural detailing and materials.

The estate is enclosed by boundary walls and tends to turn its back to Wood Terrace. The Westoe Conservation Area Character Appraisal notes that the wall to the south boundary of Westoe Villas is constructed in an inappropriate type of brickwork.

The public realm within the development is an informal arrangement of red block paving and shrub planting. The street lighting columns and lanterns are appropriate to the character of the development.

Actions: Character Area 5 – Alansway Gardens Buildings and Structures

The Local Authority will seek to:

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

Actions: Character Area 5 – Alansway Gardens Streets and Open Spaces

The Local Authority will seek to:

- Preserve the distinctive public realm character and appearance of Alansway Gardens.
- Retain the boundary walls to the development.
- Retain the 'open' character to the front curtilage of dwellings; boundary walls or fencing enclosure will be resisted.



Wood Terrace is a strong piece of townscape and makes a positive contribution to the Conservation Area



The loss of some original features has diminished the character of Village Terrace

2.7 Character Area 6: Wood Terrace, Sunderland Road and Hepscoth Terrace

This character area consists of significant Georgian and Victorian properties.

The attractive Georgian terrace of 1-7 Wood Terrace (Grade II Listed) makes a positive contribution and has retained some original architectural features, such as Welsh slate roofs and square white chimney pots. However, the loss of many original sliding sash windows, decorative door surrounds, etc. has impacted on the character of the terrace. Boundary walls and railings to the terrace's front curtilage are important streetscape features, although the loss or alteration of these features over time has harmed its overall character.

Adjacent to Wood Terrace, on the corner of Wood Terrace and Sunderland Road, is 'The County' Public House. The Queen Anne revival style sits well with adjacent properties and is a good example of the differing architectural styles working well together across the Conservation Area.

4-32 Sunderland Road (Village Terrace), fronting Sunderland Road, retains much of its original Victorian character. The terrace remains essentially intact despite the alterations or loss of original porches and windows, the use of paints on stonework and neglected or missing boundary treatments. To the rear of Village Terrace the back lanes remain intact and are identified in the Westoe Character Appraisal as an important feature of the area.

Westoe Villa (Grade II Listed) is a large two-storey villa and was once a substantial residential family dwelling. The building has now been sub-divided into four flats and this highlights the significant development pressures on many of the larger dwellings within the Conservation Area.

Several large Victorian dwellings can be found to the south of Alansway Gardens. These properties sit in large plots with mature grounds and have retained a significant proportion of their original architectural features.

The front gardens of Wood Terrace soften the streetscape character, whilst the trees lining the recreational ground are a welcome counterpoint to the urban residential street. The existing street lighting does not make positive contribution to the character of the street and the introduction of 'heritage' street lighting may be appropriate. The design of columns and lanterns should respect the local context.



The rear of Village Terrace has retained its original built form nature



'The County' Public House is of the Queen Anne revival architectural style

Actions: Character Area 6 – Wood Terrace, Sunderland Road and Hepscoth Terrace Buildings and Structures

The Local Authority will seek to:

- Maintain the historic residential use within the area as family dwellings. The sub-division of dwellings to apartments will be resisted.
- Preserve the distinctive architectural detailing and materials of properties in the area.
- Undertake a historic buildings audit, including a comprehensive photographic survey. The audit will inform the review of Article 4 Directions and initiate remedial measures to preserve the historic fabric if necessary. The historic buildings audit is to be undertaken as a priority.
- Promote the appropriate maintenance and repair of terraced properties, including the reinstatement of missing architectural features. The Local Authority will prepare specific guidance and offer advice to property owners, including guidance on preferred colour schemes for painted features.
- Encourage property owners to repair or reinstate historic boundary walls, stone plinths and railings to the front curtilage of properties. The Local Authority will offer advice to property owners on any necessary consent required and appropriate forms of reinstatement.
- Resist sub-division within building plots that would damage the special character and historic settlement pattern interest of the area.

Actions: Character Area 6 – Wood Terrace, Sunderland Road and Hepscoth Terrace Streets and Open Spaces

The Local Authority will seek to:

- Introduce appropriate 'heritage' street lighting columns and lanterns to Wood Terrace.
- Retain the historic street layout, features and materials within the area, including granite setts and kerbs, etc.

South Tyneside Streetscape Design Guide

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

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

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

Streets for All (2004), English Heritage

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

Paving the Way: How we can achieve clean, safe and attractive streets (2002), CABE / DETR

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

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



Traffic signs should be carefully sited to avoid unnecessary street clutter

2.8 Public Realm (Major Routes) Character Area: Westoe Road / Sunderland Road (A1018), Horsley Hill Road / Dean Road (B1301) and Wood Terrace

This section identifies key issues relating to major roads and streets that have a direct visual relationship with the Conservation Area. It proposes a series of preservation and enhancement actions, and should be read in conjunction with Section 3 of the Management Plan **Guidance on Works to Streets, Landscape and Open Spaces** and the **South Tyneside Streetscape Design Guide**.

This public realm character area includes sections of Westoe Road, Sunderland Road, Horsley Hill Road and Dean Road – see Plan C *Public Realm (Major Routes) Character Area*. Public realm analysis and actions relating to other parts of the Conservation area have been included within the six other character area sections.

Westoe Conservation Area has been spared significant highway engineering works, which has blighted other historical centres in the Borough. Westoe Road / Sunderland Road (A1018) and Horsley Hill Road / Dean Road (B1301) are major traffic thoroughfares. The streetscape here is unremarkable and it is characterised by standard surface materials, i.e. black 'bit-mac' carriageways, grey concrete flags and concrete kerbs. Street furniture, including street lighting, pedestrian crossing signs and lighting, pedestrian barrier rails, etc. is also of standard design. Traffic signs are a dominant feature and this has resulted with a cluttered street scene along many routes.

The historic street arrangement has been partially modified to accommodate traffic movement, on-street parking and pedestrian movement, such as pedestrian islands, pavement build-outs and the Westoe Fountain roundabout.

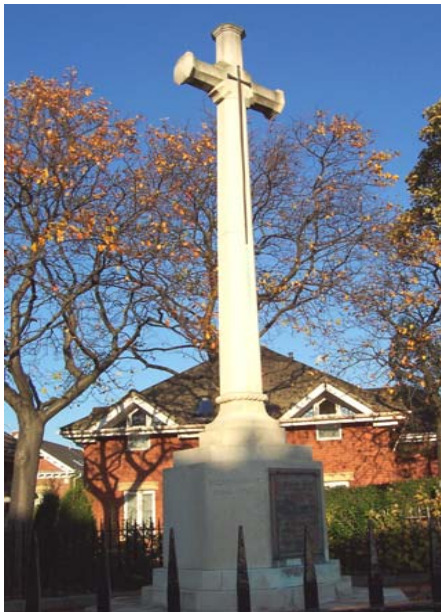
Secondary streets within the Conservation Area, including Wood Terrace, Hartington Terrace, Hepscott Terrace and St Michael's Avenue retain the character of smaller scale residential streets. Again, the surface materials and street furniture are standard. Original granite sets remain in several areas; however, modern surfacing materials have covered the majority of these. Original granite kerbs still remain in a significant proportion of streets, whilst the historic street arrangement remains largely intact. Street furniture and traffic signs are less of a dominant feature than on the major traffic thoroughfares.

The War Memorial on the junction of Westoe Road and Horsley Hill Road is a significant public realm feature. However, street furniture and traffic signage tends to diminish the setting of the War Memorial.

Opportunity exists to improve the appearance of the prominent roundabout at the junction of Westoe Road, Sunderland Road and Dean Road. Likewise, the small area of public realm at the corner of Sunderland Road and Dean Road would benefit from enhancement works to improve the appearance of this important gateway.



Road markings and signage can dominate the urban landscape



The War Memorial on the corner of Westoe Road and Horsley Hill Road is a significant local landmark

Environmental improvements should enhance local distinctiveness and reinforce the qualities that make an area special. The most modest schemes can be the most successful. To achieve quality:

- Undertake a detailed streetscape audit to identify the visual, spatial and historical qualities that make the area special; and
- Observe local detail in surfaces, street furniture and materials.

Actions: Public Realm (Major Routes) Character Area – Westoe Road / Sunderland Road (A1018), Horsley Hill Road / Dean Road (B1301) and Wood Terrace

The Local Authority will seek to:

- Prepare a detailed masterplan for streetscape improvements in consultation with the local community and other partnership organisations.

Key design issues include the following:

- i) Reduce street clutter throughout the area with particular attention to be paid to traffic signs.
- ii) Introduce appropriate ‘heritage’ street lighting columns and lanterns to Westoe Road, Sunderland Road, Horsley Hill Road, Dean Road and Wood Terrace.
- iii) Retain historic features and materials within the area, including granite setts and kerbs.
- iv) Develop a programme for the implementation of streetscape improvements and seek sources of funding.
- v) Ensure minor works, such as repairs to road surfaces, road markings, street lighting works, replacement street furniture, traffic and parking signs, etc. preserve the character of the area.

The proposals are to be informed by a detailed streetscape audit, including research and analysis of the historic development of the streetscape, and in accordance with the *Guidance on Works to Streets, Landscape and Open Spaces* set out in Section 3 of the Management Plan.

Section 3

Conservation Area and Historic Buildings Legislation and Guidance

3.1 Conservation Area and Historic Buildings Legislation

Introduction

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

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

Conservation Areas

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

Listed Building Consent

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

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

Planning Permission

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

Locally Listed Buildings

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

Demolition Consent

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

Article 4 Directions

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

Urgent Works Notices

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

Repairs Notices

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

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

Section 215 Notices

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

Trees in Conservation Areas

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

Archaeology

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

New Developments

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

Statutory Protected Sites and Protected Species

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

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

Future Legislation

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

3.2 Requirements for Works To Historic Buildings

Introduction

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

In considering applications the Council will apply the following requirements:

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

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

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

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

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

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

Other Buildings within Conservation Areas

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

3.3 Guidance on Repairs, Alterations and Extensions

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

Roofs

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

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

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

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

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

Chimneys

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

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

Fascias

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

Walls

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

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

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

Windows and Doors

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

Windows

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

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

Doors

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

Windows and Doors – Materials

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

Rainwater Goods

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

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

Boundary Walls and Railings

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

Conservatories and Extensions

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

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

Minor additions

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

3.4 Guidance on Works to Streets, Landscape and Open Spaces

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

Best Practice Design Principles

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

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

Street Layout

The Local Authority will seek to:

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

Surface Materials

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

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

Street Furniture and Signs

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

The Local Authority will seek to:

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

Street Lighting

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

The Local Authority will seek to:

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

Traffic Management and Road Safety

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

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

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

Cycle Routes

The Local Authority will seek to:

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

Recycling Facilities and Bins

The Local Authority will seek to:

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

Utilities

The Local Authority will seek to:

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

Street Management

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

The Local Authority will seek to:

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

Advertising

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

The Local Authority will seek to:

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

CCTV

The Local Authority will seek to:

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

3.5 Design Quality Management

Streetscape Management

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

The Design Review Panel

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

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

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

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

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

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

Section 4

References and Further Reading

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

National Conservation Policy and Guidance

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

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

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

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

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

Guidance on Conservation Area Appraisals (2005), English Heritage

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

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

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

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

Urban Design Policy and Guidance

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

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

Streets for All Summary (2004), English Heritage

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

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

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

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

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

Local Policy and Guidance

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

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

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

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

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

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

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

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

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

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

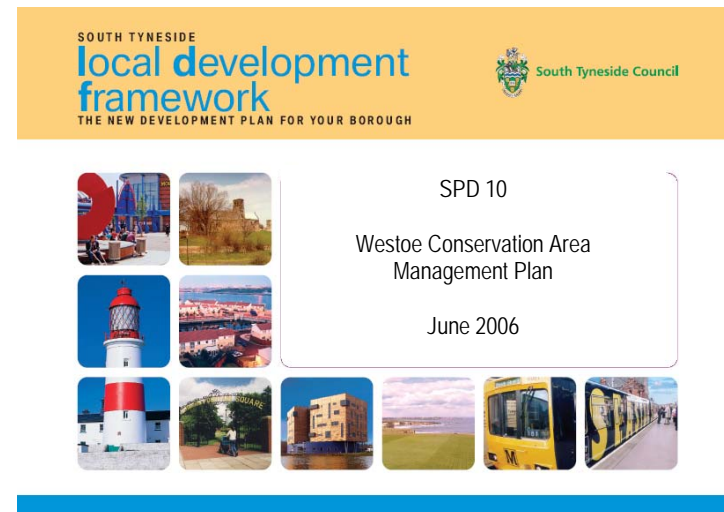
Regional Planning Guidance for the North East (2002), Government Office for the North East/ODPM

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

Appendix 1: Statement of Consultation for Supplementary Planning Document 10: Westoe Conservation Area Management Plan

Introduction

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



Informal Consultation

- 1.4 This document sets out the consultation process for the Management Plan. A number of informal consultations were held with other departments within South Tyneside before the document was made available to the general public. A list of consultees can be found in appendix 1.

Formal Consultation

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

Which bodies were consulted

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

Statutory Consultees

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

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

Where the Draft Management Plan was made available:

- 1.7 Copies of the Draft Management Plan SPD 10 and Response Forms were made available for the consultation period in the following locations:

South Tyneside Council Offices

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

South Tyneside Libraries

(During normal opening hours)

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

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

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

How we consulted;

- 1.8 Consultation letters and copies of the consultation document were sent to all organisations and individuals noted in Annex 1, we also held a consultation event at Town Hall, South Shields from 9.30a.m to 7.30pm on Friday 3rd February 2006.

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

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

[Key messages from the Regulation 17 consultation and how they were incorporated;](#)

- 1.9 At the end of the Consultation period, all responses received by post, email and in person at the events were collated. Each response was looked at individually and an action decided upon (as outlined in Annex 3).

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

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

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

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

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

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

Annex 2 – Proposals Matters and Advertisement Wording

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

LOCAL DEVELOPMENT FRAMEWORK FOR SOUTH TYNESIDE COUNCIL:

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

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

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

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

We are also holding two consultation events, these are:

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

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

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

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

South Tyneside Libraries (during normal opening hours)

South Shields Central Library
Boldon Lane Library

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

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

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

Yours faithfully

Les Milne
Urban Design Manager
Neighbourhood Services Directorate
Strategic Policy and Projects
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
Tyne & Wear
NE33 2RL

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

Respondent	Comments	Response
Ian Ridley (Planning Manager) Highways Agency	No comment on both documents but would like to remain consulted on all elements of the emerging LDF	Noted.
Alex Staddon Conservation Officer English Nature	Welcome sustainability appraisal objective 10 (section 3) concerning protecting and enhancing the Borough's biodiversity and geodiversity.	Noted.
	Supports appropriate consideration of designated sites, protected species, ancient woodland, habitats of importance when Management Plans are being formulated.	Noted.
Catherine Dewar English Nature	Welcomes and supports the production of Management Plans as S.P.Ds' for Conservation Areas. Would like to retain an interest in the LDF	Noted.
Frank Bozic Northumbrian Water	Any development proposals at Hall Green Farm and Bank Top Garage (West Boldon) will increase demand on foul sewage capacity. A capacity check will be required. Surface water discharge to a watercourse should use SUDs technique.	Noted. Any issues concerning foul sewage/surface run off and will be dealt through the development control process.
Amanda Steward Disability Rights Commission	No comment	No Change
Pat Ritchie One Northeast	Welcomes and endorses Supplemental Planning Documents on both Conservation Areas. No specific comments.	Noted. No Change.
D Johnson Westoe Village South Tyneside	The streetlight on the wall in Salter's Trod has not been working for some months.	Noted.
	The provision of quality housing will attract inward investment to the region.	Noted.
	Mature trees and hedgerows is a welcome addition to the built environment	Noted. Mature trees on council owned land and open space areas is afforded protection through planning controls. Management of trees within the Borough will also be in accordance with South Tyneside Tree Management Strategy.

Respondent	Comments	Response
D Johnson Westoe Village South Tyneside	The village is also something of a park area as well as its use by school groups. 2 ponds that existed within the village have now been filled in. Walkers and cyclists use the village as part of a route to the Leas	Noted.
	The village is use by school groups. In Victorian times the village was the local 'nob hill'	Noted.
	Westoe Village has an active residents association	The residents association was consulted on the management plan as part of the consultation process.
	The sub division of large houses into flats recycles existing housing stock, give affordable homes and preserves historic architecture and green spaces	Sub division of existing larger houses into flats will alter the settlement pattern, the grain and the character of the village. Additional capacity on local services and on the road network will be sought because of the increase in density. Sub division of property will be resisted.
	The village was chosen as a site for one of the 32 interactive boards placed round South Tyneside, We already seen as significant. The village is also mentioned in Catherine Cookson novels which have an international audience, are serialised on TV, appear in video and dvd form.	Noted. Westoe Village is an important of the evolution of South Tyneside and the management plan will endeavour to preserve the best elements of the historic built up environment and landscape.
Development Control South Tyneside Council	Amend Plan A to simplify designations	Plan A has been amended to clarify the designations.
	Revision to Appendix B	Noted. Minor corrections to wording and details.

Appendix 2

Sustainability Appraisal Report of SPD 10: Westoe Conservation Area Management Plan

Introduction to Sustainable Development

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

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

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

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

Appropriate Assessment

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

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

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

There is a three-stage approach, usually involving:

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

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

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

Sustainability Appraisal and Strategic Environmental Assessment

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

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

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

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

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

Introduction to Conservation Area Management Plan Sustainability Appraisal

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

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

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

The SA comprised the following stages:

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

The Appraisal Workshop

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

The workshop was also attended by:

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

Key to Sustainability Appraisal Matrices

AA	Move away significantly	A	Move away marginally	T	Move towards marginally	TT	Move towards significantly	NR	No Relationship	U	Uncertain	X	Operates at this timescale	-	Not Applicable
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Sustainability Appraisal of Supplementary Planning Document 10: Westoe Conservation Area Management Plan										
	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
1. To create and retain wealth	Will new businesses be created? Will it generate sustainable economic growth? Will it generate new employment? Will it increase average household income?	NR	X	NR	T	T	NR	NR	X	Improving the environment may result in an increase in house prices. No positive effects in terms of employment and businesses.
2. To help businesses start up, grow and develop	Will it stimulate an entrepreneurial culture? Will it improve business development and enhance competitiveness? Will it promote growth in key sectors? Will it encourage business diversity?	NR	NR	NR	NR	NR	NR	NR	NR	Document encourages local sourcing of materials, however, more importance may be given to the type of material rather than where it is sourced. Overall no relationship, however, an opportunity exists for local business to offer skills and materials.
3. To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	Will this reduce outward migration? Will this reduce unemployment rates? Will this increase employment rates? Will this reduce the rate of worklessness?	NR	NR	NR	NR	NR	NR	NR	NR	Document does not attempt to cover these issues.
4. To establish and retain a flexible and highly skilled workforce through training and education	Will it improve people's skills? Will it improve educational performances against the national average? Will it encourage retention of people with higher-level skills? Will this encourage links between education and employment at all educational levels? Will this encourage social inclusion?	NR	NR	NR	NR	NR	NR	NR	NR	Document does not currently achieve this objective, however, scope exists for local businesses to offer the necessary skills such as specialist construction methods etc. Potential to develop local skills and link with the councils training remit.

Sustainability Appraisal of Supplementary Planning Document 10: Westoe Conservation Area Management Plan										
Sustainable Development Objectives	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
5. To encourage self sufficiency and local production in Borough	Will it encourage self-sufficiency and local production in South Tyneside?	NR	NR	NR	NR	NR	NR	NR	NR	Not covered by the Document but there is potential to develop skills, etc. within the Borough.
6. To prevent deterioration and where possible improve local air quality levels for all	Will it prevent deterioration or improve local air quality?	NR	NR	NR	NR	NR	NR	NR	NR	Review of traffic management could result in either a positive or negative impact. Include text stating that any changes to infrastructure should be sympathetic to the area's context. Highways Capital Programme.
7. To protect and enhance the quality of the Borough's land and groundwater, rivers and seawaters	Will it reduce pollution of land, groundwater, rivers and the sea? Will it protect and enhance the quality of the Borough's groundwater, river and seawaters? Will it encourage use of the Borough's natural assets?	NR	NR	NR	NR	NR	NR	NR	NR	
8. To protect and enhance the Borough's coastline and water frontage	Will it manage the coastline in accordance with the Shoreline Management Plan? Will it reduce and minimise the risk to people and properties of flooding? Will it reduce the risk of damage to property by storm events?	NR	NR	NR	NR	NR	NR	NR	NR	
9. To reduce the causes and impacts of climate change	Will it lead to an increased proportion of energy needs being met from renewable sources? Will it reduce greenhouse gas and CO ₂ emissions in line with national targets? Will it improve the SAP rating of housing in the Borough?	NR	NR	NR	NR	NR	NR	NR	NR	Document does not have any specific reference but may have an adverse effect, due to the requirements to use specific materials and construction methods.

Sustainability Appraisal of Supplementary Planning Document 10: Westoe Conservation Area Management Plan										
Sustainable Development Objectives	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
10. To protect and enhance the Borough's biodiversity and geology	<p>Will it protect and enhance the Borough's biodiversity?</p> <p>Will it protect and enhance the Borough's designated sites of scientific and natural resource interest?</p> <p>Will it protect and strengthen populations of priority species and enhance priority habitats?</p>	X	X	T	NR	T	NR	T	T	<p>Document to make reference to the potential need for a Bat Audit in relation to Natural England (formerly English Nature) criteria. The use of traditional materials may have a positive impact on biodiversity.</p> <p>Enhancement of green spaces in a way that protects and enhances biodiversity. Recommend use of native species in landscaping proposals.</p> <p>Overall slight positive impact with potential for improvement.</p>
11. To protect and enhance the Borough's diversity of cultural heritage	<p>Will it protect and enhance the Borough's diversity of cultural heritage?</p> <p>Will it protect and enhance the Borough's sites and features of historical and archaeological importance?</p> <p>Will it encourage the interpretation and use of cultural assets in the Borough?</p>	X	X	TT	TT	TT	NR	T	TT	
12. To ensure good accessibility for all to jobs, facilities, goods and services in the Borough	<p>Will it encourage travel (domestic and freight) by means other than private car or HGV?</p> <p>Will it help to reduce traffic congestion and improve road safety?</p> <p>Will it encourage mixed-use development in accessible locations?</p> <p>Will it encourage and promote the use of e-infrastructure including broadband ICT?</p> <p>Will it ensure good accessibility for all to jobs, facilities, goods and services in the Borough to appropriate standards?</p>	X	X	?	NR	T	NR	NR	T	<p>Removing street clutter may have a positive impact in terms of pedestrians and cyclists; however, traditional surface materials may cause accessibility issues.</p> <p>Streetscape design must take account of accessibility and visual amenity.</p> <p>Document does not specifically attempt to address these issues.</p>

Sustainability Appraisal of Supplementary Planning Document 10: Westoe Conservation Area Management Plan										
	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
Sustainable Development Objectives										
13. To minimise the amount of waste produced and promote sustainable waste management	<p>Will it ensure that the management of wastes is consistent with the waste management hierarchy (avoid, reduce, reuse, recycle and residual disposal through the BPEO)?</p> <p>Will it encourage more recycling/composting?</p> <p>Will it reduce waste production?</p> <p>Will it divert waste from landfill?</p>	NR	NR	NR	NR	NR	NR	NR	NR	Document does not attempt to specifically cover this issue, however, there is reference to the re-use of materials.
14. To make prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw and finite materials?</p> <p>Will it minimise the use of fossil fuels?</p>	NR	NR	NR	NR	NR	NR	NR	NR	<p>Document does not attempt to specifically cover this issue, however, there is reference to the re-use of materials, as stated above.</p> <p>Finite Materials – Potential positive impact might be encouraging re-use or recycling.</p> <p>Fossil Fuels – Potential negative impact due to limited choices in terms of energy efficiency and renewables.</p> <p>Water – No impact.</p>
15. To promote sustainable design and enhance the natural and built environment	<p>Will it encourage high quality design?</p> <p>Will it encourage higher density development in accessible locations?</p> <p>Will it promote the construction of homes and commercial buildings to recognised energy efficiency standards, e.g. Eco-Homes and BREEAM?</p> <p>Will it enhance the existing natural and built environment?</p> <p>Will it encourage use of recycled and sustainable building materials and construction methods?</p>	X	X	TT	TT	TT	NR	NR	TT	<p>Document does not necessarily seek to achieve high-density development.</p> <p>Objective was assessed overall and not broken down to individual questions.</p>

Sustainability Appraisal of Supplementary Planning Document 10: Westoe Conservation Area Management Plan											
Sustainable Development Objectives	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary	
		Short term	Long term	Severity	Cumulative	Local	Trans-boundary				
16.	To protect and enhance the quality and distinctiveness of the Borough's land and landscapes	Will it minimise development of Greenfield land? Will it encourage the remediation of potentially historically affected land? Will it protect special landscape features? Will it maintain or enhance the Borough's stock of trees?	X	X	TT	TT	TT	NR	NR	TT	Main aim of the Document. Clarification needed regarding environmental improvements around St. Michael's Church.
17.	To maximise the opportunity to redevelop PDL	Will it maximise the use of previously developed land?	X	X	A	A	A	NR	NR	A	Use of previously developed land is maximised in accordance with the principles of the Document. Green and open spaces are protected through the Document; however, development and high densities will generally not be encouraged.
18.	To ensure everyone has the opportunity of living in a decent and affordable homes and tenure of choice	Will it encourage a mix of housing types, sizes and tenures that meet identified needs? Will it ensure adequate provision of affordable housing? Will it reuse existing housing stock where appropriate?	NR	NR	NR	NR	NR	NR	NR	NR	The Document encourages the use of existing housing stock indirectly by protecting existing buildings. In the context of the Borough, Westoe offers a good mix of housing types and sizes. It is not the Document's remit to tackle affordable housing; this is covered in SPD 4.
19.	To reduce crime and anti-social behaviour and the fear of crime and anti-social behaviour	Will it reduce crime and anti-social behaviour levels and the fear of these activities? Will it encourage community-led safety? Will it promote the adoption of design measures that reduce crime and the opportunity for it?	NR	NR	NR	NR	NR	NR	NR	NR	Document does not attempt to address this objective. A characteristic of Westoe Conservation Area is its permeability, which perhaps lends itself to increased fear of crime. Any future audit should take into account secure by design principles.

Sustainability Appraisal of Supplementary Planning Document 10: Westoe Conservation Area Management Plan										
	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
Sustainable Development Objectives										
20. To improve health and well-being and reduce inequalities in health care and access to it for all	Will it improve access to equal health care for all? Will it reduce health care inequalities among all groups of the Borough? Will it promote a healthier lifestyle with facilities and opportunities for recreation and leisure for all?	NR	NR	NR	NR	NR	NR	NR	NR	
21. To promote equality and diversity and protect and strengthen community cohesion	Will it promote equality throughout the Borough? Will it address the needs of minority groups within the Borough?	X	X	T	T	T	NR	NR	NR	Not a main aim of the Document, however, public consultation and establishing longer-term links with the community may enhance social cohesion. The Document is available in other languages and formats on request.
22. To increase public involvement in decision making and civic activity	Will it encourage participation in public consultation at all ages and all levels? Will it encourage community inclusion? Will it encourage public empowerment?	X	X	T	T	T	NR	NR	NR	The Document aims to involve the community at all ages and levels, establishing links with the community. Consultation will be in accordance with the Statement of Community Involvement, with the addition of user groups such as South Tyneside College.

**To find out more about
the new Local Development Framework,
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If you know someone who would like this information in a different format, for example Braille, audio tape and languages other than English, these can be provided, on request, by contacting the Communications Unit on 0191 424 7385.



South Tyneside Council