

SOUTH TYNESIDE

local development framework

THE NEW DEVELOPMENT PLAN FOR YOUR BOROUGH



South Tyneside Council

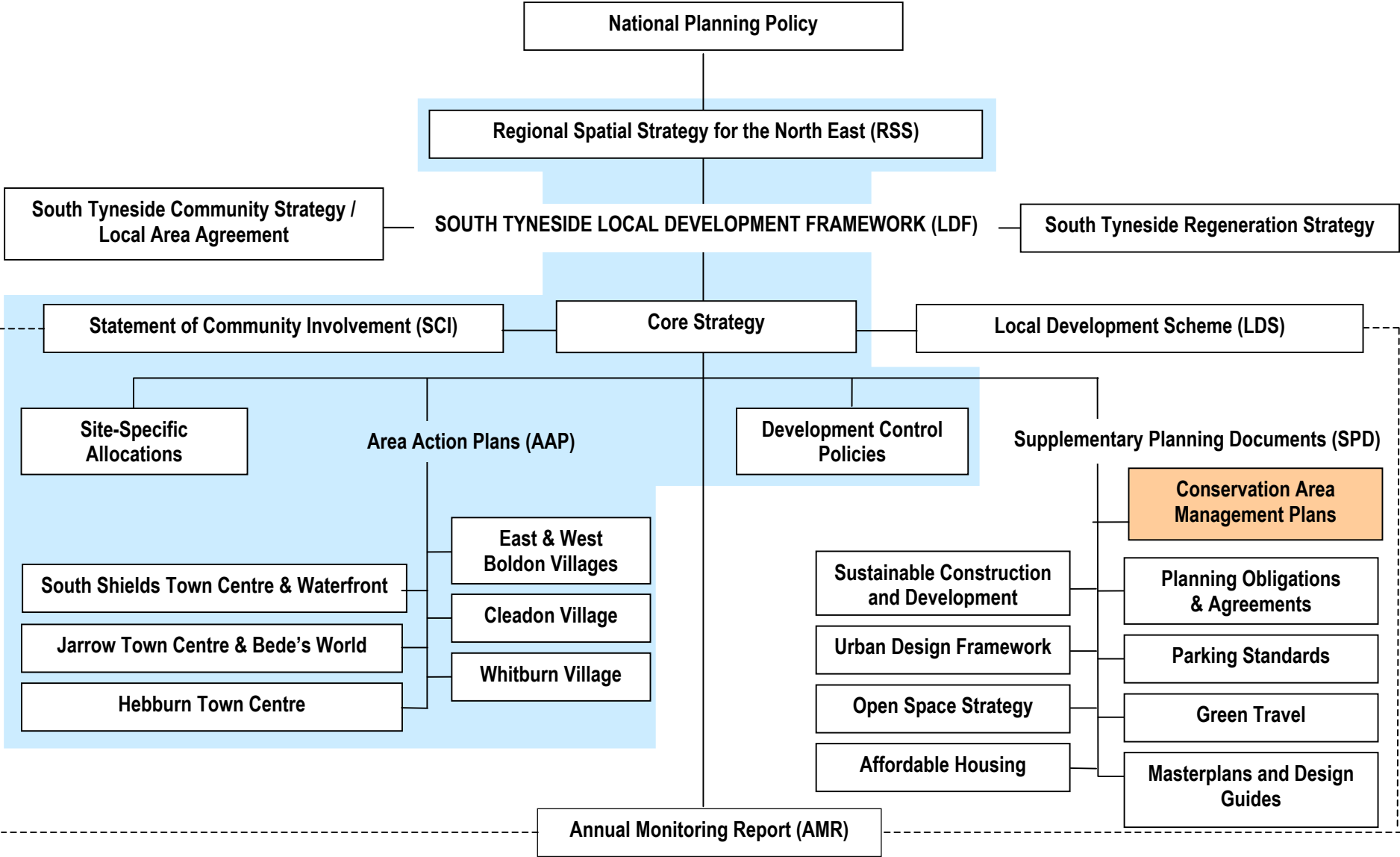


Final ADOPTED Version

Supplementary Planning Document 12
Whitburn Conservation Area Management Plan
August 2007



South Tyneside Local Development Framework – Family Tree



The Statutory Development Plan

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Sustainability Appraisal Report

Key References

Whitburn Conservation Area Character Appraisal (2006), prepared for South Tyneside Council by the 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

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

PPS 1: Delivering Sustainable Development (2005), Department for Communities and Local Government

PPG 15: Planning and the Historic Environment (1994), Department for Communities and Local Government

PPG 16: Planning and Archaeology (1990), Department for Communities and Local Government

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

Guidance on Conservation Area Appraisals (2005), English Heritage

Section 1 Introduction

1.1 Introduction

The vision for the Borough is to achieve “**A better future for South Tyneside’s people**”. To deliver this better future, one of our big challenges is to make South Tyneside a place where people choose to live, work and visit.

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 Whitburn 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 Whitburn 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

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 (RSS)** – the regional plan for the north east of England – is due to be adopted in mid-2007 and also informs the production of this Management Plan. The RSS replaces *Regional Planning Guidance for the North East (RPG 1)*.

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

National **Planning Policy Statement 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 15: Planning and the Historic Environment** (PPG 15) 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.

The Management Plan has been informed by a **Sustainability Appraisal**. An **Appropriate Assessment** was also carried out, under the Habitat Directive 92/43/EEC, and details of these are outlined in Appendix 2.

1.2 Aims of the Management Plan

This Management Plan has been developed from the **Whitburn Conservation Area Character Appraisal**. It 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 and the **South Tyneside Urban Design Framework**.

The Management Plan encourages the Local Authority, developers, development professions (e.g. planners, architects, landscape architects, highways 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* character areas 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 (October 1999) will retain development plan status until parts of the new system are adopted.

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

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

Unitary Development Plan – adopted October 1999

Environment

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

Economic Development

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

Housing

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

Sport, Recreation and Leisure

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

Transportation

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

Shopping

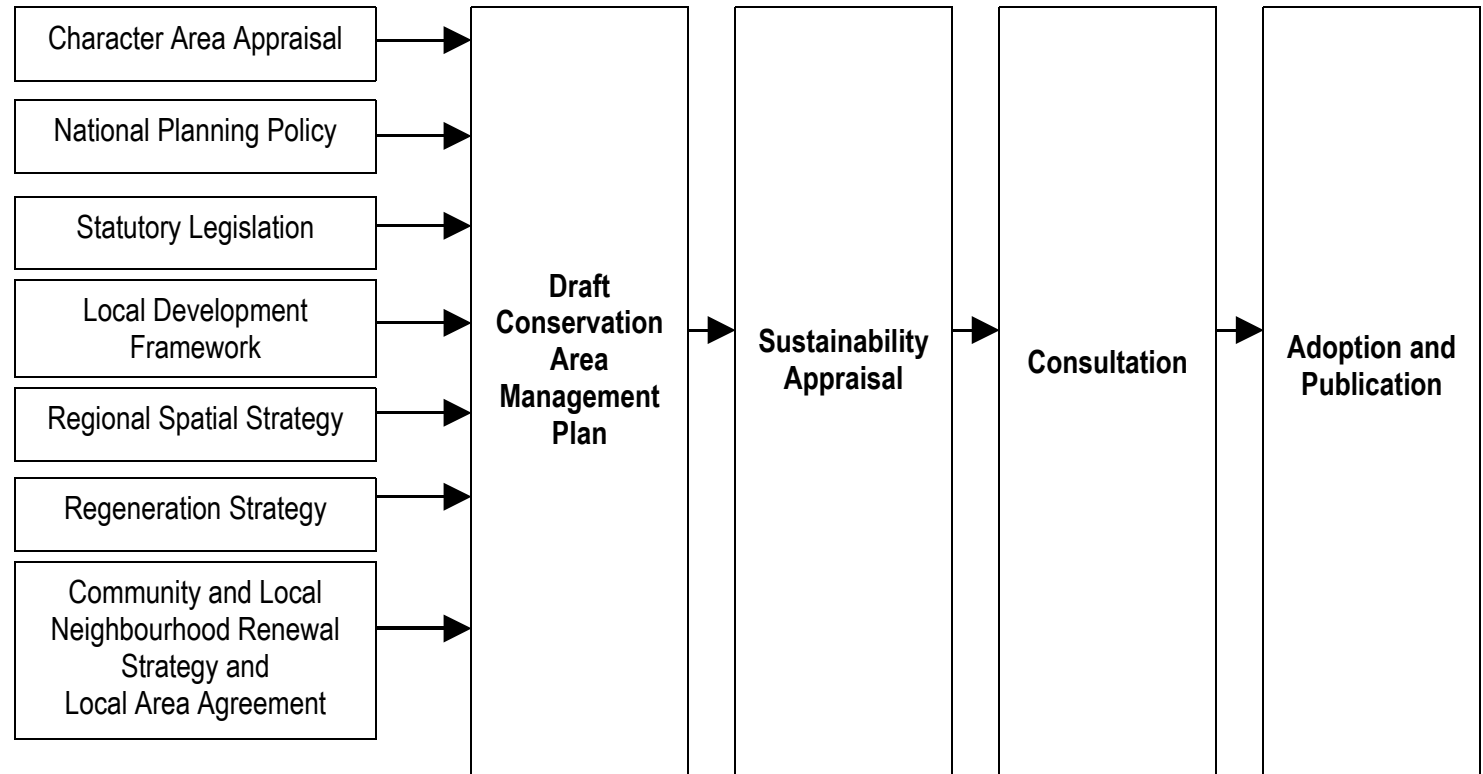
- S2 Shops and Retail Centres

Local Development Framework

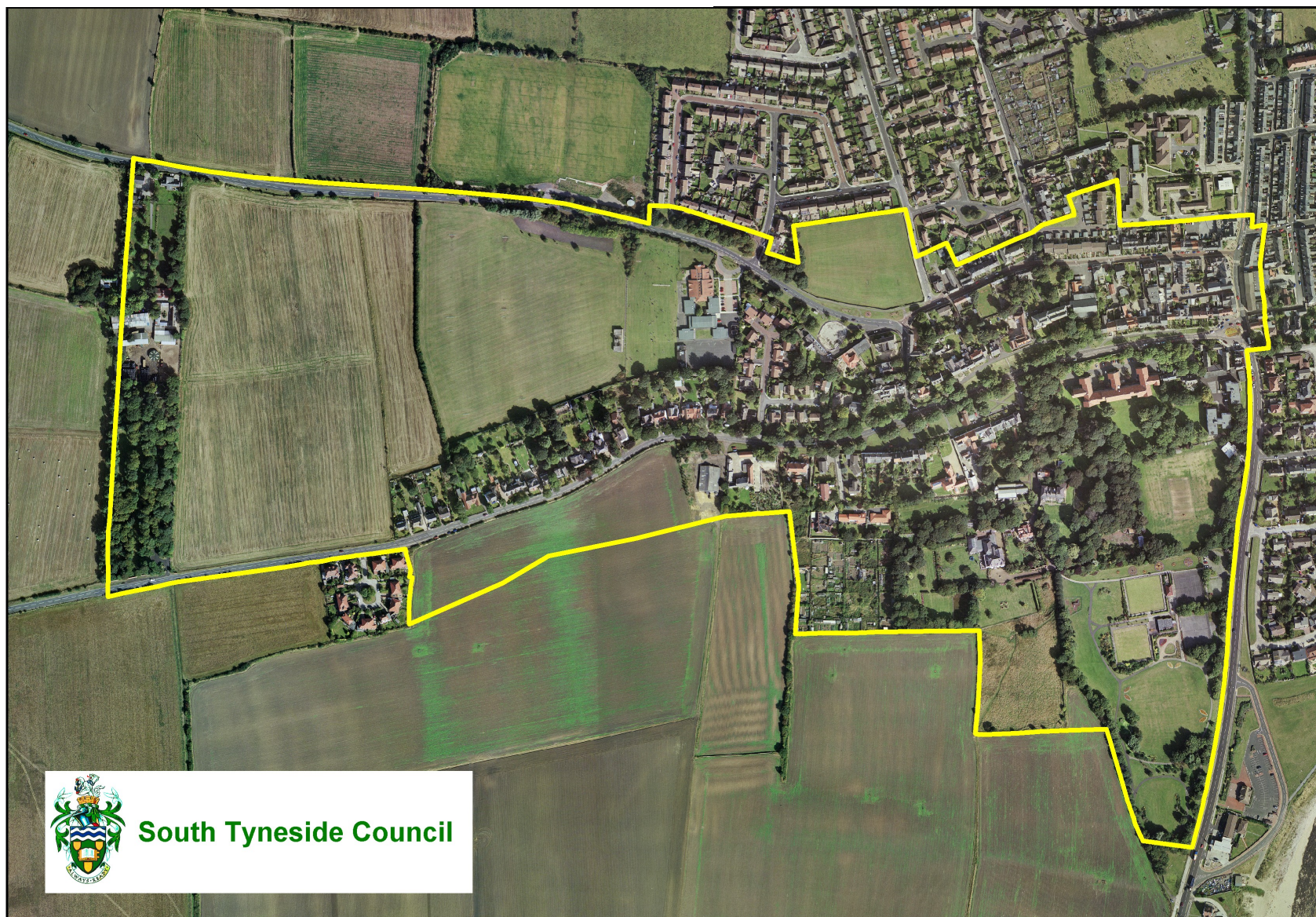
Core Strategy

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

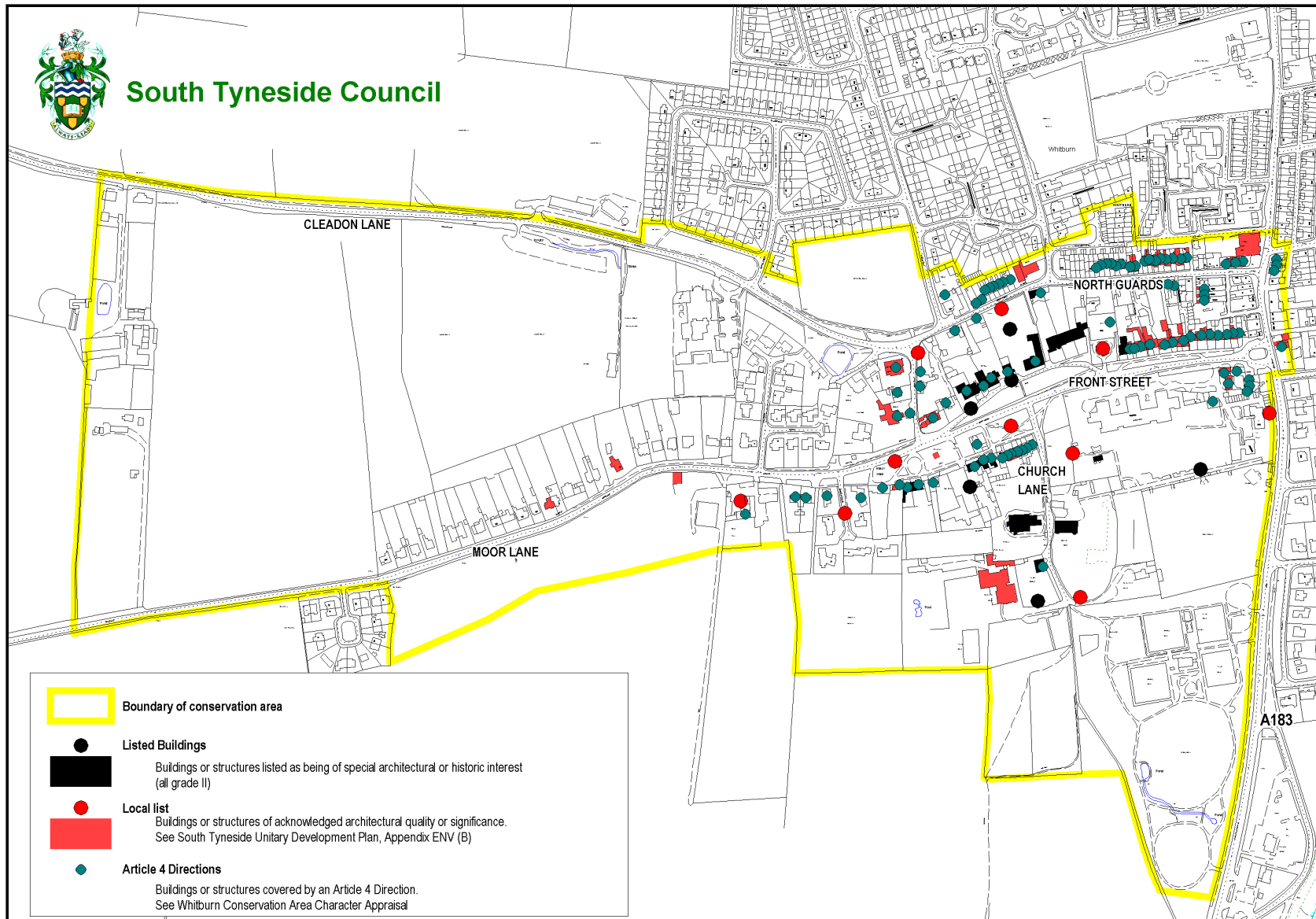
Process Diagram



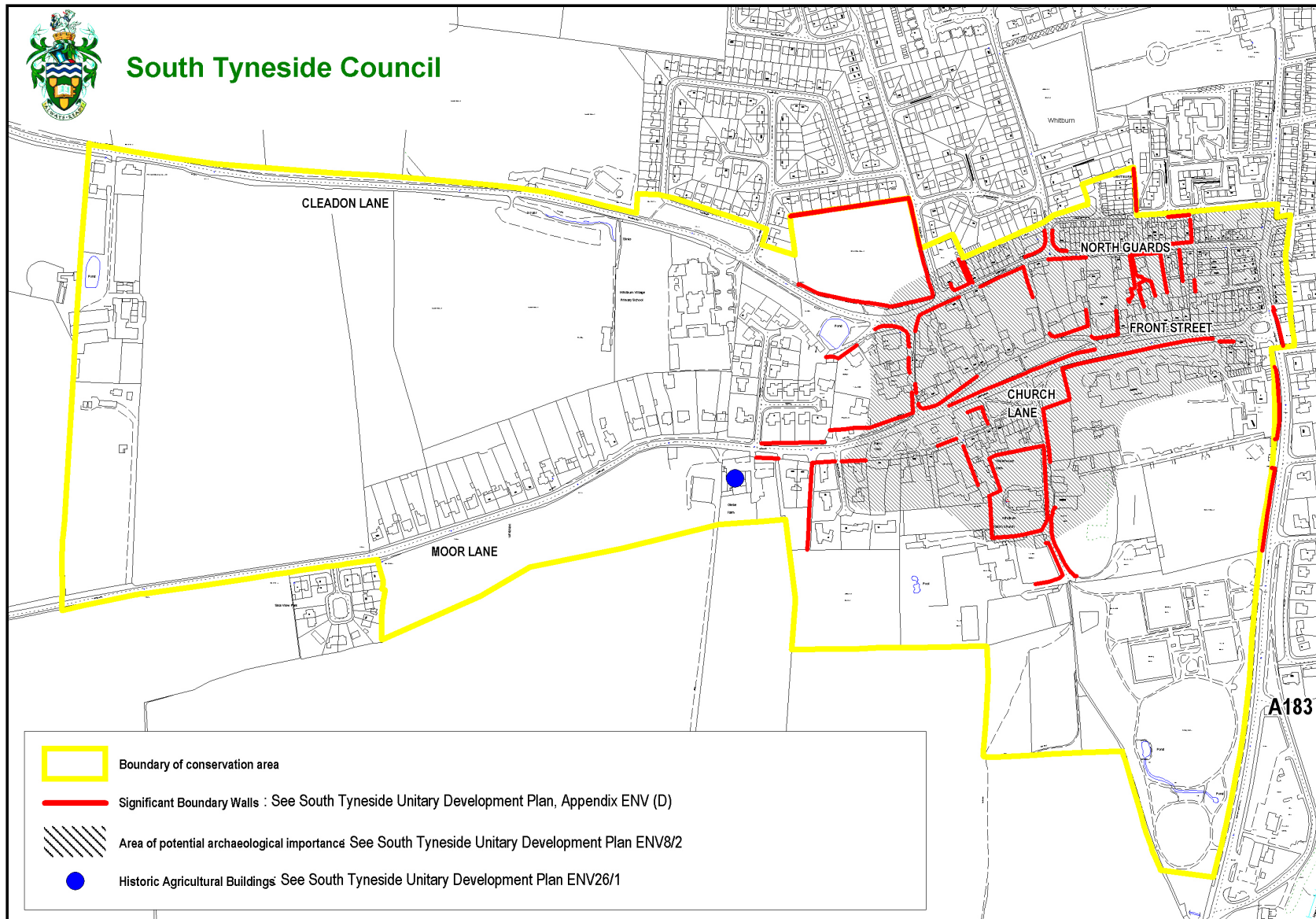
Aerial Photograph showing conservation area boundary



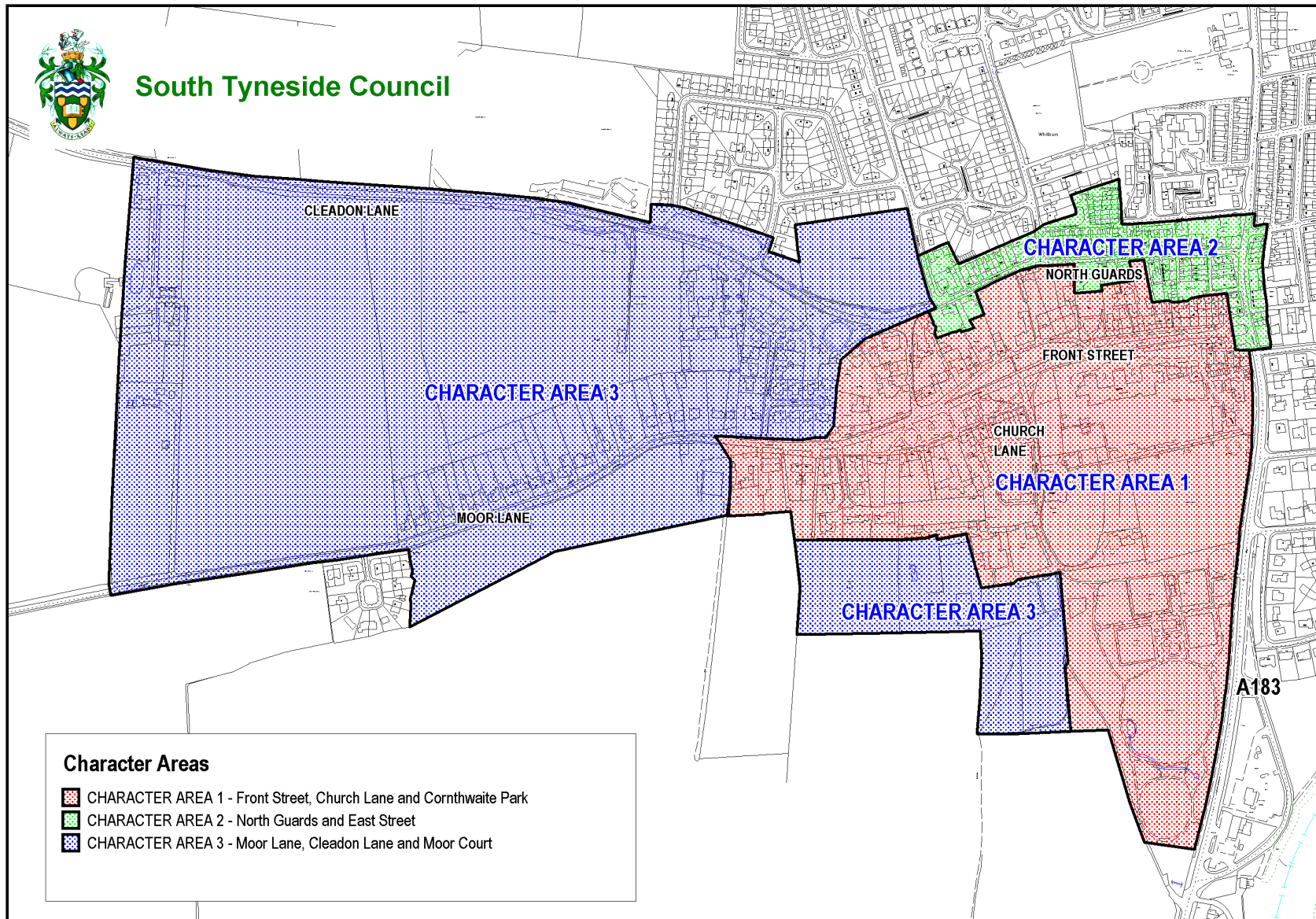
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Character Area 1 includes Front Street, the Village Green and The Bank.



Character Area 2 includes the retail and commercial centre of the village. Photograph shows East Street.



Character Area 3 includes Cleadon Lane and Moor Lane. Photograph shows Moor Lane.

Statement of Significance, Key Issues/ Vulnerability and Actions

2.1 Introduction

Whitburn Conservation Area has been divided into three distinct character areas:

Character Area 1	Front Street, Church Lane and Cornthwaite Park
Character Area 2	North Guards and East Street
Character Area 3	Moor Lane, Cleadon Lane and Moor Court

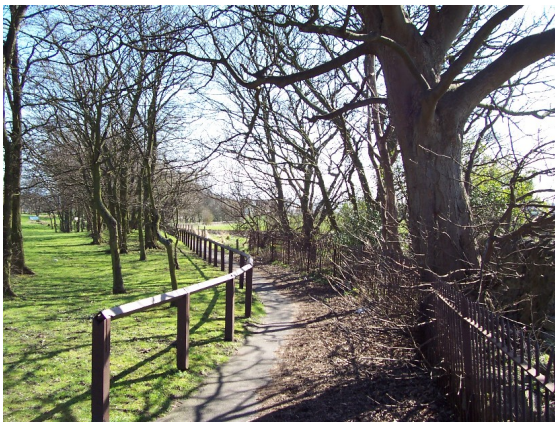
The historic built environment (buildings and structures) and the public realm (landscape, open spaces and streets) characterise each area. Important defining characteristics include:

- Building and structure age, design, layout, size and use
- Agricultural land, fields, gardens, parks, recreational areas, village greens and any other areas of open space
- Significant boundary walls
- Landscape, and
- Road and footpath networks

For each character area, a Statement of Significance highlights key aspects of the historic and architectural importance of the historic environment. This is followed by Key Issues/ Vulnerability, which aims to identify key significant threats to the effective preservation and enhancement of the area. Finally, the management plan proposes a set of actions for the preservation and enhancement of (1) buildings and structures and (2) streets, landscape and open spaces.



The Village Green looking towards fine houses on The Bank, many of which are listed as being of special architectural or historic interest.



Footpath at west side of Cornthwaite Park. Mature trees contribute to the rural character of the area.

2.2 Character Area 1: Front Street, Church Lane and Cornthwaite Park

Introduction

This Character Area consists of two distinct sub-areas – the historic core, centred on Front Street and Church Lane, and open spaces to the south including Cornthwaite Park.

The historic core of Whitburn is centred on the village green, the layout of buildings and streets reflecting the medieval origins of the village. The buildings are mainly 18th and 19th century dwellings, ranging from large detached dwellings set within extensive grounds to terraces of dwellings of varying sizes. The conservation area is notable for its variety of building styles, materials and architectural details.

Cornthwaite Park is an attractive municipal park and along with the adjacent cricket grounds provides valuable open space and local amenities. Historic brick or limestone boundary walls make a positive contribution to the character of the area and screen many of the village's hidden private spaces.

Statement of Significance

The Front Street, Church Lane and Cornthwaite Park Character Area is significant and unique in many respects:

- Evidence of the medieval settlement pattern has been retained.
- The village green, The Bank, mature trees and grass verges contribute to the rural character of the area.
- A significant number of buildings are listed as being of special architectural or historic interest.
- Historic boundary walls (local limestone and brick) make a significant contribution to the character of the area.
- A significant proportion of buildings retain original architectural features and materials.
- The distinctive and individual characteristics of Front Street, Church Lane and the 'chares' add to the interest and quality of the area.
- Mature trees make a significant contribution to the character of the area.
- Cornthwaite Park and the cricket grounds provide valuable open space and well used local amenities.
- Whitburn Parish Church is an attractive landmark.
- High quality dwellings present continuous frontages to the north side of Front Street and the south side of the village green.
- Important architectural features (including an ornate door surround and colonnade) of the demolished Whitburn Hall within its former grounds.
- Glebe Farm operates as a working agricultural complex.



Church Lane looking north towards Whitburn Parish Church. Magnesian limestone wall on right is a distinctive feature of the village.



The Bank looking east. Grand houses on left are listed as being of historic or architectural interest.

Key Issues/ Vulnerability

- Preservation of historic settlement pattern.
- Maintain the established uses within the area.
- Inappropriate replacement or repair of historic architectural features and materials.
- Preservation of mature trees.
- Review of Article 4 Directions.
- Replacement of street lighting under the Council's PFI agreement.
- Development within historic building plots.
- Preservation of open spaces, including the village green, The Bank, Cornthwaite Park and the cricket grounds.
- Protection and repair of historic boundary walls.
- Co-ordination of new or replacement street furniture.
- Requirement to ensure highway works, including road markings, traffic signs, maintenance works and road safety works, are sensitive to character and quality of the area.

Actions: Character Area 1 – Front Street, Church Lane and Cornthwaite Park Buildings and Structures

The Local Authority will seek to:

- Undertake a historic buildings audit, including a comprehensive photographic survey. The audit will help inform the review of Article 4 Directions and initiate remedial measures to preserve the historic fabric where necessary. The historic buildings audit is to be undertaken as a priority.
- Monitor the physical condition of buildings on a regular basis and initiate remedial measures to preserve the historic fabric where necessary.
- Maintain the predominant residential use as family dwellings.
- Resist sub-division within building plots that would harm the special character and historic settlement pattern of the area.
- Ensure the proper maintenance and repair of historic buildings by advising property owners on best practice conservation principles.
- Ensure that internal alterations to historic buildings (listed and unlisted) will preserve their architectural integrity and historic interest.
- Preserve the distinctive character and appearance of all historic buildings (listed and unlisted).
- Ensure all new developments demonstrate the highest possible standard of architectural merit and adopt design principles as set out in Building in Context: New Development in Historic Areas (2001), English Heritage/ Commission for Architecture and the Built Environment.



Church Lane looking north towards the Village Green and The Bank.



Cornthwaite Park looking east towards the bowling greens and the coast beyond.

Actions: Character Area 1 – Front Street, Church Lane and Cornthwaite Park Buildings and Structures (continued)

- Ensure any new development will preserve key views of landmark buildings, including South End House and Whitburn Parish Church.
- Ensure any works to agricultural buildings (Glebe Farm) are in accordance with best practice design principles as set out in The Conversion of Traditional Farm Buildings: A guide to good practice (2006), English Heritage.

Actions: Character Area 1 – Front Street, Church Lane and Cornthwaite Park Streets, Landscape and Open Spaces

The Local Authority will seek to:

- Maintain the established uses of Cornthwaite Park and cricket grounds for recreational purposes.
- Prepare a comprehensive scheme of environmental improvements in consultation with the local community and other partnership organisations. Key design proposals seek to:
 1. Undertake a detailed streetscape audit.
 2. Retain and enhance the historic street layout and historic street features.
 3. Reflect the unique history of the village and reinforce its distinct qualities and character.
 4. Reinstate original streetscape features and materials.
 5. Improve accessibility for the widest possible range of users.
 6. Provide attractive village ‘gateway’ on A183 at southern boundary of area.
- Ensure replacement street lighting under the Council’s PFI agreement will enhance the distinctive character of individual streets and spaces.
- Ensure all highway work including maintenance works, road safety works, road markings, traffic signs, replacement street furniture and parking measures etc. will preserve and enhance the character of the area.
- Maintain and manage existing trees – works to be informed by detailed tree condition survey.
- Preserve the integrity of historic boundary walls, seek reinstatement where walls have been removed and ensure repairs or reinstatement works are carried out using appropriate methods.
- Preserve key views of landmark buildings, including South End House and Whitburn Parish Church.
-



North Guards looking east towards East Street.



The corner of Front Street and East Street is part of the busy retail and commercial centre.

2.3 Character Area 2: East Street and North Guards

Introduction

This character area includes East Street and North Guards. East Street is Whitburn's retail and commercial core. It is dominated by the busy A183 South Shields to Sunderland road. Key buildings include the Barnes Institute, the Grey Horse public house and the former Co-op building on the corner of North Guards. The street is characterised by a mix of architectural styles, ranging from an 18th century dwelling (Eastfields Cottage) to 19th and 20th century properties, including a 1960's parade of shops.

North Guards comprises a mix of shops at the east end of the street and dwellings to the remainder. The north side of North Guards is characterised by terraces of varying architectural styles. These are predominantly Victorian with modern insertions dating from the mid to late 20th century. Of particular note is the Arts and Craft style Methodist Church on the corner of Lizard Lane. Magnesian limestone walls are an important element of the street scene. The Village Farm, located on the corner of Wellands Lane makes a significant contribution to the rural character of the village.

The majority of building plots of properties fronting onto Front Street originally backed onto North Guards. Consequently, the south side of North Guards tends to be characterised by a mix of historic boundary walls, outbuildings to Front Street properties and later infill developments.

The existing shop fronts to the retail and commercial premises on East Street and North Guards tend to detract from the overall character and quality of the area.

Chicks Lane and Stafford's Lane connect North Guards and Front Street; these narrow historic routes add to the character and variety of streetscape within the conservation area.

Statement of Significance

The East Street and North Guards Character Area is significant and unique in several respects:

- Historic settlement pattern has been retained.
- Mix of uses, including residential, retail, commercial, public houses and church.
- Historic boundary walls (local limestone and brick) make a significant contribution to the character of the area.
- Diverse range of architectural styles.
- Some properties retain original architectural features and materials.
- Chicks Lane and Stafford's Lane add to the character and variety of the streetscape.
- The Village Farm is an historic agricultural complex operating as a working farm.



Retail and commercial premises at the east end of North Guards.



East Street showing 1960's shopping parade on east side of street.

Key Issues/ Vulnerability

The following key issues have been identified across the character area:

- Preservation of the historic settlement pattern.
- Maintain the established uses within the area.
- Inappropriate replacement or repair of historic architectural features and materials.
- Review of Article 4 Directions.
- Replacement UPVC windows and doors
- Replacement of street lighting under the Council's PFI agreement.
- Inappropriate development within historic building plots.
- Loss of and inappropriate repair of historic boundary walls.
- Poor quality shop fronts detract from the overall character of the area.
- Large volume of traffic on the A183 main road detracts from character of the area.
- Co-ordination of new or replacement street furniture.
- Requirement to ensure highway works, including road markings, traffic signs, maintenance works and road safety works, are sensitive to character and quality of the area.

Actions: Character Area 2 – East Street and North Guards Buildings and Structures

The Local Authority will seek to:

- Maintain the established mixed residential, retail, commercial uses within the area.
- Undertake a historic buildings audit, including a comprehensive photographic survey. The audit will help inform the review of Article 4 Directions and initiate remedial measures to preserve the historic fabric where necessary. The historic buildings audit is to be undertaken as a priority.
- Monitor the physical condition of buildings on a regular basis and initiate remedial measures to preserve the historic fabric where necessary.
- Maintain the established residential, retail, commercial uses within the area.
- Enhance the quality of the area's retail environment by promotion of shop front design guidance.
- Ensure that any internal alterations to historic buildings (listed and unlisted) will preserve their architectural integrity and interest.
- Preserve the distinctive character and appearance of buildings. Any alterations or extensions should be sympathetic to the historic built form character, architectural detailing, materials and setting of the area.



Methodist Church on corner of North Guards and Lizard Lane.

Actions: Character Area 2 – East Street and North Guards Buildings and Structures (continued)

- Resist sub-division within building plots that would harm the special character and historic settlement pattern of the area.
- Preserve historic buildings that make a significant contribution to the local streetscape and the overall character of the village.
- Ensure any works to agricultural buildings (Village Farm) are in accordance with best practice design principles as set out in *The Conversion of Traditional Farm Buildings: A guide to good practice* (2006), English Heritage.
- Provide design guidance/ advice for potential redevelopment sites (including former glassworks at Chicks Lane) to secure high quality development that will be sensitive to the historic development of the village and make a significant contribution to its character.



Stafford's Lane is one of the historic 'chares' linking Front Street and North Guards.

Actions: Character Area 2 – East Street and North Guards Streets, Landscape and Open Spaces

The Local Authority will seek to:

- Prepare a scheme of environmental improvements to East Street and North Guards in consultation with the local community and other partnership organisations. Key design proposals seek to:
 1. Undertake a detailed streetscape audit.
 2. Retain and enhance the historic street layout and historic street features.
 3. Reflect the unique history of the village and reinforce its distinct qualities and character.
 4. Reinstate original streetscape features and materials.
 5. Improve accessibility for the widest possible range of users.
 6. Remove non-essential traffic signs, road markings and street furniture.
- Ensure replacement street lighting under the Council's PFI agreement will enhance the distinctive character of individual streets and spaces.
- Ensure all highway work including maintenance works, road safety works, road markings, traffic signs, replacement street furniture and parking measures etc. will preserve and enhance the character of the area.
- Maintain and manage existing trees – works to be informed by detailed tree condition survey.
- Preserve the integrity of historic boundary walls, seek reinstatement where walls have been removed and ensure repairs or reinstatement works are carried out using appropriate methods.

2.4 Character Area 3: Moor Lane, Cleadon Lane and Moor Court

Introduction

Cleadon Lane and Moor Lane are important gateways leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village. There is a 'ribbon' development of housing along Moor Lane, with access to the modern housing estate at Moor Court. Whitburn Primary School, the recreation ground and village pond are located on Cleadon Lane.

A number of low-rise buildings, collectively known as West Hall, are situated at the western perimeter of the conservation area boundary and were the grounds of a former country estate. Today the land has been separated into two parcels – to the north are dog kennels and a cattery, and to the south is a scout camp.

The recreation ground has important historical ties to the area and was a gift to Whitburn by a local philanthropist. Opposite is the village pond (known locally as Horse Pond), bounded by an informal jockey rail and this serves to highlight the village's historic rural connections.

Statement of Significance

The Moor Lane, Cleadon Lane and Moor Court Character Area is significant and unique in many respects:

- Key gateways and vantage points to view the village from the west.
- Recreation ground and village pond potential focal point for village activities.
- Mix of dwellings of varying materials and styles – ranging from Edwardian dwellings set in elongated plots on Moor Lane, to modern bungalows and detached houses at Moor Court.
- Significant proportions of properties retain original architectural details and materials.
- Settlement pattern is lower density than Front Street, East Street and North Guards.
- Areas of open agricultural and recreation land add to open and rural character of the area.
- Hedgerows and grass verges add to rural character of Cleadon Lane and Moor Lane.
- Mature trees break up hard urban edge, define boundaries and add to the village's rural character.



Cleadon Lane looking east, showing entrance to Whitburn Primary School on right.



Cleadon Lane looking across agricultural land towards 'ribbon' development on Moor Lane.



Recreation ground with Magnesian limestone boundary wall on right, village pond and Merecroft in background.



Moor Lane looking east showing 'ribbon' development of mostly early 20th century detached and semi-detached houses.

Key Issues/ Vulnerability

The following key issues have been identified across the character area:

- Historic uses – recreation ground, village pond and Glebe Farm.
- Inappropriate replacement or repair of historic architectural features and materials.
- Review of Article 4 Directions.
- Replacement of street lighting under the Council's PFI agreement.
- Management of mature trees and agricultural land.
- Replacement UPVC windows and doors.
- Requirement to ensure highway works, including road markings, traffic signs, maintenance works and road safety works are sensitive to character and quality of the area.
- Impact of extensions to residential properties on the character of the area.

Actions: Character Area 3 – Moor Lane, Cleadon Lane and Moor Court Buildings and Structures

The Local Authority will seek to:

- Maintain the established residential and agricultural uses.
- Undertake a historic buildings audit, including a comprehensive photographic survey. The audit will help inform the review of Article 4 Directions and initiate remedial measures to preserve the historic fabric where necessary. The historic buildings audit is to be undertaken as a priority.
- Preserve the distinctive character and appearance of buildings. Any alterations or extensions should be sympathetic to the historic built form character, architectural detailing, materials and setting of the area.
- Ensure that any internal alterations to historic buildings (listed and unlisted) will preserve their architectural integrity and interest.
- Ensure any works to agricultural buildings (Glebe Farm) are in accordance with best practice design principles as set out in *The Conversion of Traditional Farm Buildings: A guide to good practice (2006)*, English Heritage.



The Village Pond adds to the rural character of the conservation area.

Actions: Character Area 3 – Moor Lane, Cleadon Lane and Moor Court Streets, Landscape 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 in Moor Lane, Cleadon Lane and Moor Court. Key design proposals seek to:
 1. Undertake a detailed streetscape audit.
 2. Retain and enhance the historic street layout and historic street features.
 3. Reflect the unique history of the village and reinforce its distinct qualities and character.
 4. Reinstate original features and materials.
 5. Improve accessibility for the widest possible range of users.
 6. Preserve and maintain the distinctive open setting, appearance, views, mature trees and verges of the character area.
 7. Consider opportunities to further enhance and manage the Village Pond.
 8. Provide attractive village 'gateways' on Moor Lane and Cleadon Lane.
- Protect existing agricultural and recreation land.
- Ensure all highway work including maintenance works, road safety works, road markings, traffic signs, replacement street furniture and parking measures etc. will preserve and enhance the character of the area.
- Ensure replacement street lighting under the Council's PFI agreement will enhance the distinctive character of individual streets and spaces.
- Preserve the rural character of Moor Lane and Cleadon Lane by appropriate management of trees, hedgerows and grass verges.
- Preserve the integrity of historic boundary walls, seek reinstatement where walls have been removed and ensure repairs or reinstatement works are carried out using appropriate methods.

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. For Listed Buildings, Article 4 Directions, the UDP Local List, Tree Preservation Orders and Significant Boundary Walls designations within Whitburn Conservation Area, refer to Chapter 13 of the *Whitburn Conservation Area Character Appraisal* (February 2006), North of England Civic Trust. 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 the Borough. 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. The 'saved' UDP policies within this plan provide the basis for determining all planning applications, and remain valid until replaced by the Local Development Framework.

Conservation Areas

The Local Planning Authority 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 rights 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 (TPO), which means that the Local Planning Authority's (LPA) 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 but are sited within the boundary of the conservation area must be notified to the 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: Planning and Archaeology 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 pre-date 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 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.

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 Acknowledged 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 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 age and character of the building and/ or the area.
- New roofs should utilise traditional materials on elevations, which 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 the 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 a 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 and/ 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 discolour; 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 a historic building. They will normally be cast iron, which if properly maintained may 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 been 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 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 and/ or the 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 with the scale and character of the street and building.
- Avoid standardised lighting columns and lanterns, and 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, avoiding locations which impact on key views.

3.5 Design Quality Management

Streetscape Management

No single section within the local authority or 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 in recent years, the responsibilities of the following former 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 (1998), British Standards Institute

Urban Design Policy and Guidance

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

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

Streets for All Summary (2004), English Heritage

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

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

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

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

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

Local Policy and Guidance

Whitburn 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 Submission Draft (2006), South Tyneside Council

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

Supplementary Planning Guidance 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), SustainE

Appendix 1: Statement of Consultation for Supplementary Planning Document 12: Whitburn Conservation Area Management Plan

1. Introduction

The Statement of Consultation describes the consultation that has been undertaken in the preparation of 'Supplementary Planning Document 12: Whitburn Conservation Area Management Plan' of the South Tyneside Local Development Framework. This is in accordance with The Planning and Compulsory Purchase Act 2004 and The Town and Country Planning (Local Development) (England) Regulations 2004 (Part 5).

In 2004 the Government introduced a new type of development plan known as the Local Development Framework (LDF). A key part of the LDF is the Conservation Area Management Plan, which sets out the long-term vision for protection, preservation and enhancement of a conservation area.

This Supplementary Planning Document (SPD 12) and all other documents of the South Tyneside LDF are prepared and developed in an open, inclusive and fair manner.

The Statement sets out how we have consulted on the Whitburn Conservation Area Management Plan at pre-adoption stage, as required under Regulation 17 "Public Participation". It also details the way in which representations were incorporated into the final draft version, subsequently adopted by the Council, as prescribed in Regulation 18 "Representations on Supplementary Planning Documents".

2. The Consultation Process

The draft Management Plan was made available for public consultation for six weeks between 4th December 2006 and 15th January 2007. The Regulations prescribe that a four to six week period is adequate for SPDs.

2.1 Which bodies were consulted

A comprehensive group of bodies was consulted in the preparation of the Management Plan, in accordance with the Act and Regulations. Annex E of Planning Policy Statement 12: Local Development Frameworks sets out which bodies should be consulted for Local Development Documents, and this provided the base for the consultation of the Management Plan.

Specific consultation bodies included:

- The Regional Planning Body – Government Office for the North East
- The Environment Agency
- Highways Agency
- English Heritage, and
- Natural England

General consultation bodies included:

- Whitburn Community Association, and
- Whitburn Village Residents Association

Other consultees included:

- Church Commissioners
- Commission for Architecture and the Built Environment
- Diocesan Board of Finance
- Campaign to Protect Rural England
- Friends of the Earth
- National Farmers Union
- North East Civic Trust
- Victorian Society
- The Georgian Group
- Northumbria Police, and
- Port of Tyne Authority

The Council also involved a number of other stakeholder groups and residents who expressed a specific interest in the preparation of the Management Plan, as well as internal Council officers and Members. A full list of those consulted is set out in Annex 1.

2.2 Where the draft Management Plan was made available

Copies of the draft Management Plan were made available for inspection free of charge at the following locations:

- **South Tyneside Council Offices** between the hours of 8.30am and 4.30pm Monday to Friday
 - Town Hall and Civic Offices, Westoe Road, South Shields, NE33 2RL
 - Jarrow Town Hall, Grange Road, Jarrow, NE32 3PH
 - Hebburn Civic Centre, Campbell Park Road, Hebburn, NE31 2SW
- **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
 - Cleadon 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, Jarrow, Primrose, NE32 4AU
- South Shields Central Library, Prince Georg Square, South Shields, NE33 2PE
- Whitburn Library, Mill Lane, Whitburn, SR6 7EN

In addition, the draft Management Plan was also available on request free of charge for residents or organisations within South Tyneside and could be downloaded from the Council's website at www.southtyneside.info/planning. A charge applied for any other requests made from those located outside of the Borough.

A Statutory Notice advertising the consultation was placed in 'The Shields Gazette' on 2nd December 2006. The wording of this advertisement is replicated in Annex 2.

2.3 How we consulted

Consultation letters and copies of the draft Management Plan were sent to all those organisations and individuals noted in Section 2.1 of this Statement and the full consultees list in Annex 1.

Public consultation events were also held on 7th December 2006, at the Barnes Institute (9.30am to 3.30pm) and Whitburn Library (4pm to 7pm). Documents were made freely available and two members of the Planning Futures Team were on hand at both events to explain the role of the Management Plan, its relationship with the LDF and to answer any questions.

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

3. Key messages from the consultation

At the close of the consultation period, one postal response had been received. This was made by the Government Office for the North East, which represents a number of national departments. There were no email responses received. The letter advised on specific procedural matters in the production of SPDs, as set out in the Act and Regulations and noted throughout this Statement. The preparation, production and consultation of the Management Plan were in accordance with such advice and so no action was necessary.

The public consultation events proved popular and so it is considered, in a general sense, that there was overall support for the Management Plan in several respects:

- 1) The primary aim to preserve and enhance the conservation area;
- 2) The series of proposed actions for each of the three character areas; and
- 3) The advice it sets out for applicants undertaking any work within the conservation area.

It was considered that the draft Management Plan's content and approach was appropriate, and hence no changes were deemed necessary for the final adopted SPD 12.

Annex 1: Bodies, Groups and Individuals Consulted as part of the Consultation Process

Consultees list for SPD 12: Whitburn Conservation Area Management Plan				
Title	Name		Position	Organisation
External Consultees				
Ms.	Caroline	Burden	Planning Team, Regional Group	Government Office for the North East
Ms.	Mary	Edwards	Planning Team, Regional Group	Government Office for the North East
Mr.	Christopher	Snarr	LDF Team Manager	The Planning Inspectorate
Mr.	Malcolm	Bowes	Assistant Director	North of England Assembly
Mr.	David	Miliband	Member of Parliament	The Labour Party
Mr.	Stephen	Hepburn	Member of Parliament	The Labour Party
Mr.	Ian	Radley	Director – Network Strategy (North East)	Highways Agency
Mr.	Steve	Gawthorpe	Area Director North East	English Partnerships
				The Environment Agency
Ms.	Jenny	Loring	Northumbria Team	Natural England
Mr.	Alan	Hunter		English Heritage
Dr.	Nic	Best	Regional Policy Officer	Campaign to Protect Rural England
				Friends of the Earth
Mr.	Lionel	Hehir	LSP Partner	Bettering the Environment in South Tyneside
Mr.	Richard	Smith	Chief Executive	Commission for Architecture and the Built Environment
				Society for the Protection of Ancient Buildings
				Ancient Monument Society
				North East Civic Trust
				Architectural and Archaeology Society
				Council for British Archaeology
Mr.	Ian	Ayris	Historic Environment Manager	Newcastle City Council
Mr.	David	Heslop	Tyne & Wear County Archaeologist	Newcastle City Council
				Victorian Society
				The Georgian Group
				Church Commissioners
			The Diocesan Secretary	Diocesan Board of Finance
				National Farmers Union
Supt.	Dave	Pryer	Area Commander	Northumbria Police
				Northumbria Tourist Board

				Tyne & Wear Museums
Mr.	Brian	Darling	Estates Manager	Port of Tyne Authority
Internal Consultees				
Ms.	Irene	Lucas	Chief Executive	South Tyneside Council
Ms.	Amanda	Skelton	Executive Director – Neighbourhood Services	South Tyneside Council
Mr.	David	Slater	Executive Director – Regeneration and Resources	South Tyneside Council
Mr.	Kim	Bromley-Derry	Executive Director – Children and Young People	South Tyneside Council
Ms.	Diane	Wood	Assistant Chief Executive - Policy	South Tyneside Council
Mr.	Keith	Harcus	Assistant Chief Executive - Performance	South Tyneside Council
Mr.	Rick	O'Farrell	Head of Enterprise and Regeneration	South Tyneside Council
Mr.	Alan	Holt	Head of Customer Services & ICT	South Tyneside Council
Ms.	Lynda	Fothergill	Head of Communications	South Tyneside Council
Mr.	Brian	Scott	Interim Head of Finance	South Tyneside Council
Mr.	Brian T	Scott	Head of Corporate Governance	South Tyneside Council
Mr.	Peter	Fanning	Head of Organisational Development and People	South Tyneside Council
Mr.	Stephen	Moore	Head of Pensions	South Tyneside Council
Ms.	Amanda	Bradley	Head of Early Intervention and Safeguarding	South Tyneside Council
Mr.	Mike	Dillon	Head of Head of School Inclusion and Achievement	South Tyneside Council
Ms.	Christine	Smith	Head of Transition and Wellbeing	South Tyneside Council
Ms.	Gill	Rowlings	Head of Directorate Support – Children and Young People	South Tyneside Council
Ms.	Daljit	Lally	Head of Care and Commissioning Services	South Tyneside Council
Mr.	Paul	Walker	Head of Regulatory Services	South Tyneside Council
Ms.	Sylvia	Brown	Head of Community Services	South Tyneside Council
Ms.	Tony	Duggan	Head of Cultural Services	South Tyneside Council
Mr.	Keith	Hannah	Head of Directorate Support – Neighbourhood Services	South Tyneside Council
Mr.	Mike	Conlon	Head of Change Management	South Tyneside Council
Mr.	Ian	Cansfield	Planning Futures Manager	South Tyneside Council
Ms.	Kath	Lawless	Development Control Manager	South Tyneside Council
Mr.	Gordon	Atkinson	Area Planning Team Leader – East Team	South Tyneside Council
Mr.	John	Bundock	Area Planning Team Leader – West Team	South Tyneside Council
Mr.	Steve	Landells	Deputy Area Planning Team Leader – West Team	South Tyneside Council
Mr.	Ron	Weetman	Special Projects Manager	South Tyneside Council
Mr.	Dave	Carr	Highways Manager	South Tyneside Council
Mr.	Dave	Elliot	Highways and Transportation Design Manager	South Tyneside Council
Mr.	Caine	Spence	Street Lighting and Highways Signs Manager	South Tyneside Council

Mr.	Kevin	Wallace	Environmental Maintenance Manager	South Tyneside Council
Ms.	Kate	Elder	Policy & Innovation Officer	South Tyneside Council
Mr.	Jamie	McDonald	Asset & Capital Manager	South Tyneside Council
Mr.	Mike	Harding	Legal Services Manager	South Tyneside Council
Mr.	Hugh	McShane	Local Strategic Partnership Manger	South Tyneside Council
Members of the Council				
Cllr.	Paul	Waggot	Leader of the Council	South Tyneside Council
Cllr.	Iain	Malcolm	Deputy Leader of the Council	South Tyneside Council
Cllr.	Michael	Clare	Lead Member – Environment, Housing & Transport	South Tyneside Council
Cllr.	Eddie	McAtominey	Lead Member – Jobs, Enterprise & Regeneration	South Tyneside Council
Cllr.	Jim	Sewell	Lead Member – Culture & Wellbeing/ Planning Committee	South Tyneside Council
Cllr.	Bill	Brady	Lead Member – Equality & Diversity	South Tyneside Council
Cllr.	Joanne	Bell	Lead Member – Safer & Stronger Communities	South Tyneside Council
Cllr.	Jim	Foreman	Lead Member – Children & Young People	South Tyneside Council
Cllr.	Alex	Donaldson	Lead Member – Resources	South Tyneside Council
Cllr.	Peter	Boyack	Whitburn and Marsden Ward/ Planning Committee	South Tyneside Council
Cllr.	Tracey	Dixon	Whitburn and Marsden Ward	South Tyneside Council
Cllr.	Shirley	Stratford	Whitburn and Marsden Ward/ Planning Committee	South Tyneside Council
Cllr.	Alan	Kerr	Chair of Planning Committee	South Tyneside Council
Cllr.	Bill	Lynch	Vice Chair, Planning Committee	South Tyneside Council
Cllr.	Jim	Capstick	Planning Committee	South Tyneside Council
Cllr.	Steve	Harrison	Planning Committee	South Tyneside Council
Cllr.	Joe	Kidd	Planning Committee	South Tyneside Council
Cllr.	Elaine	Leask	Planning Committee	South Tyneside Council
Cllr.	Joan	Meeks	Planning Committee	South Tyneside Council
Cllr.	Laurence	Nolan	Planning Committee	South Tyneside Council
Cllr.	David	Potts	Planning Committee	South Tyneside Council
Cllr.	William	Troupe	Planning Committee	South Tyneside Council
Local Community Interest Groups				
	J	Watson		Whitburn Community Association
Mr.	Brian	Hoyle		Whitburn Village Residents Association

Annex 2: Advertisement Wording of the Statutory Notice – Proposals Matters and Consultation (as appeared in 'The Shields Gazette', 2nd December 2006)

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2004

LOCAL DEVELOPMENT FRAMEWORK FOR SOUTH TYNESIDE COUNCIL:

NOTICE OF MATTERS AND STATEMENT OF AVAILABILITY OF DOCUMENTS UNDER REGULATION 17

SUPPLEMENTARY PLANNING DOCUMENTS: WHITBURN AND ST PAUL'S (JARROW) CONSERVATION AREA MANAGEMENT PLANS

South Tyneside Council has prepared pre-adoption proposals for:

Whitburn Conservation Area Management Plan, Supplementary Planning Document (first draft SPD 12), and

St Paul's Conservation Area Management Plan, Supplementary Planning Document (first draft SPD 13)

These seek to add additional material in support of Policy ST2 in the Local Development Framework Core Strategy (Sustainable Urban Living).

Copies of the proposals documents are available for inspection free of charge at 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

Cleadon 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, Jarrow, Primrose, NE32 4AU
South Shields Central Library, Prince Georg Square, South Shields, NE33 2PE
Whitburn Library, Mill Lane, Whitburn, SR6 7EN

The proposals documents are also available on request free of charge for residents or organisations within the Borough (a charge applies for any other requests) from the postal or e-mail addresses below or can be downloaded from the Council's website at <http://www.southtyneside.info/planning>

Representations on the Proposals Documents are invited and can be made in writing to the address below or via e-mail to ldf@southtyneside.gov.uk or via the response page on the website.

Representations can be made between 4th December 2006 and 15th January 2007.

The Supplementary Planning Documents will be reviewed in the light of comments made, prior to being adopted by the Council. The adopted version must include a statement setting out: who was consulted, how those persons were consulted, a summary of the main issues raised in those consultations and how those issues have been addressed in the adopted SPD.

Representations on the current documents may be accompanied by a request to be notified when the revised documents have been adopted by the Council.

**Head of Regulatory Services
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL**

Appendix 2: Sustainability Appraisal Report of SPD 12: Whitburn 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 sections of European sites: the Northumbrian Coast Special Area of Protection (SPA) 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). They have informed the preparation of the Management Plan, however, it should be noted that Whitburn 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 designated sites 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 section is the Sustainability Appraisal (SA) report of the Whitburn 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 Whitburn 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. It is intended to adopt the SPD in March 2007.

The purpose of this SA is primarily to make development in South Tyneside more sustainable. It seeks to ensure that all development proposals are fully informed by the advice in the regionally agreed document *Building-In Sustainability: A Guide to Sustainable Construction and Development in the North East* (2002), SustaiNE.

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 will be subject to consultation as part of the Local Plan process, although recent ODPM guidance for Supplementary Planning Documents suggests that the consultation group be narrower in focus than for a document such as the Local Plan, as there is likely to be more focused, specific interest in a document of this type.

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 South Shields Town Hall on 9th November 2006. The workshop included:

- Les Milne, Urban Design Manager, Urban Design, South Tyneside Council
- Sean Wilson, Planning Policy Officer, Spatial Planning Team, South Tyneside Council
- Chris Matten, Development Control Officer, East Area Planning Team, South Tyneside Council
- Malcolm Watson, Development Control Officer, West Area Planning Team, South Tyneside Council

SPD12 Whitburn Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
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?	X	✓	T	T	T	X	T	T	The SPD seeks to retain wealth, through the preservation and enhancement of retail/ business properties located in the village's commercial centre. However, it is considered that the SPD will only have a marginal impact on the creation of 'new' wealth within the conservation area.
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?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective, as stated in the latter point above. However, the document encourages the local sourcing of materials and in some cases, more importance may be given to the type of material rather than where it is sourced.
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?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective. The document does not specifically 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?	X	✓	T	T	T	T	X	T	The SPD does not specifically attempt to cover these issues. However, there is potential to develop local skills in specialist construction and restoration methods etc.

SPD12 Whitburn Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
Sustainable Development Objectives										
	Will this encourage social inclusion?									
5. To encourage self-sufficiency and local production in Borough	Will it encourage self-sufficiency and local production in South Tyneside?	✓	✓	T	T	T	T	X	T	This objective is not dealt with by the SPD but there is potential to develop local skills etc., as stated above. It is also considered that any restoration works, for example, are most likely to be carried out by firms operating outside of the Borough's boundary.
6. To prevent deterioration and where possible improve local air quality levels for all	Will it prevent deterioration or improve local air quality?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective. However, the review of traffic management could result in either positive or negative impacts.
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, rivers and seawaters? Will it encourage use of the Borough's natural assets?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective. The document does not specifically attempt to cover these issues.

SPD12 Whitburn Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
8. To protect and enhance the Borough's coastline and water frontage	<p>Will it manage the coastline in accordance with the Shoreline Management Plan?</p> <p>Will it reduce and minimise the risk to people and properties of flooding?</p> <p>Will it reduce the risk of damage to property by storm events?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The document does not specifically attempt to cover these issues.</p>
9. To reduce the causes and the impacts of climate change	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it reduce greenhouse gases and CO2 emissions in line with national targets?</p> <p>Will it improve the Standard Assessment Procedure (SAP) rating of housing in the Borough?</p>	✓	✓	-	-	-	-	-	-	<p>The SPD does not have any specific reference to climate change, but may have adverse effects due to the requirement to use specific materials and construction/ restoration methods.</p> <p>However, the protection of buildings and structures within the conservation area reduces the need for the construction of new developments, thereby decreasing both the use and transportation of materials.</p> <p>Climate change is specifically dealt with elsewhere in the LDF (e.g. the Core Strategy and SPD1 Sustainable Construction and Development) and across the Council as a whole (e.g. energy efficiency programmes). Such plans and strategies will be implemented within the conservation area where possible and appropriate.</p>
10. To protect and enhance the Borough's bio-diversity and geology	<p>Will it protect and enhance the Borough's bio-diversity?</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>	✓	✓	T	T	T	X	T	T	<p>This objective forms one of the SPD's primary aims.</p> <p>The management plan seeks to ensure the protection, preservation and enhancement of the conservation area's natural assets, including: the village green, Cornthwaite Park, the pond, bat roosts in older properties, trees/ vegetation cover and open spaces.</p> <p>As a result of the appraisal process, the SPD is to make reference to the potential need for a protected species audit.</p>

SPD12 Whitburn Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
<p>Sustainable Development Objectives</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>	✓	✓	T T	T T	T T	T T	T T	<p>This objective forms one of the fundamental aims of the management plan.</p> <p>The SPD seeks to enable the protection, preservation and enhancement of buildings, structures and open spaces across the whole of the conservation area.</p> <p>Achieving this objective is considered to be very likely and the effects on the area's cultural heritage would be positive.</p>	
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	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>Removing street clutter may have a positive impact in terms of pedestrians and cyclists, although traditional surface materials may create some mobility issues.</p> <p>Streetscape design must take into account accessibility and visual amenity.</p> <p>In total, the document does not specifically attempt to cover this objective.</p>	
13. To minimise the amount of waste produced and promote sustainable waste management	<p>Will it ensure that the management of waste is consistent with the waste management hierarchy (avoid, reduce, re-use, 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>	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does not specifically attempt to cover these issues, however, there is reference to the re-use of building materials.</p>	

SPD12 Whitburn Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
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>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does, however, promote the use of appropriate natural materials – one particular significant local natural material of note is magnesian limestone.</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>	✓	✓	T T	T T	T T	T T	T T	T T	<p>This objective forms one of the fundamental aims of the management plan.</p> <p>The SPD seeks to promote high-quality and sustainable design, providing positive effects on the natural and built environment.</p> <p>However, there is some conflict due to the encouragement of high-density development in this objective, as some dwellings within the conservation area are mid/ low density.</p> <p>However, the SPD is considered to have a significantly positive effect overall.</p>
16. To protect and enhance the quality and distinctiveness of the Borough's land and landscapes	<p>Will it minimise development of greenfield land?</p> <p>Will it encourage the remediation of potentially historically affected land?</p> <p>Will it protect special landscape features?</p> <p>Will it maintain or enhance the Borough's stock of trees?</p>	✓	✓	T T	T T	T T	T T	T T	T T	<p>This objective forms one of the fundamental aims of the management plan.</p> <p>The SPD seeks to protect the Green Belt, open spaces, special landscape features and tree stock within the conservation area.</p>
17. To maximise the opportunity to redevelop previously developed land (PDL)	<p>Will it maximise the use of PDL?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does not specifically attempt to cover these issues</p>

SPD12 Whitburn Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
<p>18. To ensure everyone has the opportunity of living in a decent and affordable home and tenure of choice</p>	<p>Will it encourage a mix of housing types, sizes and tenures that meet identified needs?</p> <p>Will it ensure adequate provision of affordable housing?</p> <p>Will it re-use existing housing stock where appropriate?</p>	X	X	X	X	X	X	X	X	<p>The SPD does not have any specific reference to affordable housing and this issue is specifically dealt with elsewhere in the LDF (e.g. SPD4 Affordable Housing).</p> <p>In the context of the Borough, Whitburn offers a mix of housing types and sizes.</p>
<p>19. To reduce crime and anti-social behaviour and the fear of crime and anti-social behaviour</p>	<p>Will it reduce crime and anti-social behaviour levels and the fear of these activities?</p> <p>Will it encourage community-led safety?</p> <p>Will it promote the adoption of design measures that reduce crime and the opportunity for it?</p>	✓	✓	T	T	T	T	T	T	<p>There is no direct relationship between the SPD and this objective.</p> <p>However, the management plan seeks to promote the principles of high-quality design throughout with strong links to the principles of designing-out crime. Other examples include a streetscape audit and the recent PFI lighting initiative.</p>
<p>20. To improve health and well-being and reduce inequalities in health care and access to it for all</p>	<p>Will it improve access to equal health care for all?</p> <p>Will it reduce health care inequalities among all groups of the Borough?</p> <p>Will it promote a healthier lifestyle with facilities and opportunities for recreation and leisure for all?</p>	✓	✓	T	X	T	X	T	T	<p>There is no direct relationship between the SPD and this objective.</p> <p>However, the management plan seeks to protect Cornthwaite Park, the cricket ground and other recreation facilities and areas, which by their nature encourage healthier lifestyles.</p>
<p>21. To promote equality and diversity and protect and strengthen community cohesion</p>	<p>Will it promote equality throughout the Borough?</p> <p>Will it address the needs of minority groups within the Borough?</p>	✓	✓	T	T	T	T	T	T	<p>This objective is not a main aim of the SPD.</p> <p>However, public consultation and establishing longer-term links with the wider Whitburn community may enhance social cohesion. The document is also available in other languages and formats on request.</p>
<p>22. To increase public involvement in decision making and civic activity</p>	<p>Will it encourage participation in public consultation at all ages and all levels?</p> <p>Will it encourage community inclusion?</p> <p>Will it encourage public empowerment?</p>	✓	✓	T	T	T	X	X	X	<p>The document aims to involve people of all ages and levels, establishing links with the community.</p> <p>Consultation will be in accordance with the LDF's Statement of Community Involvement, with the involvement of user groups located within the local area, such as the Barnes</p>

SPD12 Whitburn Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
Sustainable Development Objectives										Institute and Whitburn primary and comprehensive schools.

A	Move away significantly	A	Move away marginally	T	Move towards marginally	T	Move towards significantly	X	No Relationship	?	Uncertain	✓	Operates at this timescale	-	Not Applicable
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Conclusions

In broad terms the Conservation Area Management Plan performs very well against the Sustainability Appraisal objectives and it provides a robust framework, from which to progress sustainable development within St. Paul's Conservation Area, which is complementary to the aims within the wider Borough. Through the completion of this SA and the various iterations of the Management Plan the Council has ensured that the policy performance and contribution towards a more sustainable future is one that has been improved.

The role of the LDF and its portfolio of documents is not to achieve sustainability on its own, but to make contribution to sustainable development and to be integrated with other strategic documents. The Sustainability Appraisal process has provided the opportunity for the sustainability issues associated with the management of the conservation area to be considered in a prescribed manner (via SEA Directive) by policy makers, consultees and the wider community. The frontloading of such involvement has enabled issues and mitigation to be identified and resolved at earlier stages of the policy making process.

It should also be noted, from carrying out the Sustainability Appraisal, that the Council considers that there is no need for an Appropriate Assessment of this document under the Habitat Directive 92/43/EEC.

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