

# **Whitburn Neighbourhood Plan 2021 - 2036**



**September 2022**



**Whitburn Neighbourhood Forum**

Whitburn Neighbourhood Plan  
2021 – 2036

Photograph on cover by John Short

## Foreword

The Whitburn Neighbourhood Plan gives you, the residents of Whitburn, the opportunity to shape the future of your village. The Plan aims to give you more say about how your area will be developed in the next 15 years.

This Neighbourhood Plan is prepared by local residents for local residents, so to have your support is critical. Residents have found in the past that new development did not meet the needs of the community. Development was not in character with the village, it was often not affordable, poorly designed and not supported by appropriate infrastructure. Now that new development is likely to take place as part of the emerging Local Plan, it is more important than ever to ensure that it brings benefits to the community and not just the developer.



The Neighbourhood Plan aims to achieve this by creating a new vision for the future of Whitburn. Through this Plan we want to make sure that housing will meet the needs of the village, that the quality of design will be high and that heritage assets, community facilities and the natural environment are respected and protected. There has never been a more important time to have a powerful strategy for the development of Whitburn, which this Neighbourhood Plan is seeking to provide.

The Whitburn Neighbourhood Plan has been produced by the Whitburn Forum Committee. Through government funding we have also had support from an independent Planning Consultant, as well as assistance from Aecom and Planning Officers at South Tyneside Council.

We have tried hard to make sure the Plan reflects the views of residents in the village as well as local businesses. We have undertaken a significant amount of consultation to produce this Plan. In December 2020, we produced the pre-submission version of this plan and launched an extensive consultation. Following this consultation, the Plan was updated to reflect comments received from both Whitburn residents and statutory undertakers.

This Submission Plan has been sent to South Tyneside Council. They publicise the Plan and invite comments. These comments will be sent subsequently to an independent examiner for their consideration. The examiner can recommend further modifications, and they may recommend the Plan to proceed to the referendum stage. South Tyneside Council will organise the referendum. If more than 50% of those who vote agree with the plan, then the Whitburn Neighbourhood Plan will become part of the statutory planning framework for the area and will be used to decide whether to consider planning applications in the Neighbourhood Area.

The Whitburn Neighbourhood Forum has put in a huge amount of work to get to this point, and I would like to thank all those who have worked on it.

Philip Leaf  
Chairman, Whitburn Neighbourhood Forum  
September 2021

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<a href="#">POLICY WNP3</a>	SUSTAINABLE DESIGN AND CONSTRUCTION
<a href="#">POLICY WNP4</a>	WHITBURN CONSERVATION AREA
<a href="#">POLICY WNP5</a>	BIODIVERSITY AND GEODIVERSITY
<a href="#">POLICY WNP6</a>	GREEN INFRASTRUCTURE ENHANCEMENT AND CONNECTIVITY
<a href="#">POLICY WNP7</a>	LOCAL LANDSCAPES AND SEASCAPES
<a href="#">POLICY WNP8</a>	LOCAL GREEN SPACES
<a href="#">POLICY WNP9</a>	RECREATIONAL FACILITIES AND ALLOTMENTS
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# 1 INTRODUCTION

1.1 This Neighbourhood Development Plan is the Whitburn Neighbourhood Plan. Policies in this Plan will be used to determine planning applications in the Whitburn Neighbourhood Area (see Figure 2 Whitburn Neighbourhood Area map). The Whitburn Neighbourhood Area, designated for the purposes of 61G(1) of the Town and Country Planning Act 1990, comprises the Neighbourhood Area of Whitburn only. South Tyneside Council formally designated the Whitburn Neighbourhood Area on the 25<sup>th</sup> January 2017.

1.2 The Whitburn Neighbourhood Plan (the Plan) has been prepared by a Steering Group comprising members of Whitburn Neighbourhood Forum, and other residents in the Neighbourhood Area. There has been input from South Tyneside Council planners and other stakeholders, and the group have commissioned a chartered planning consultant to support the group with the technical aspects of writing the Plan. This is the Regulation 15 (submission) version of the Plan.

## Why have a Plan for Whitburn?

1.3 The Whitburn Neighbourhood Plan will have locally specific planning policies which will provide clear guidance as to what kind of development will be supported in the Plan area, and what development will not. This means that there will be clarity for developers and planners on what will be expected from a development proposal. It will give residents confidence in how the area they live in will change in the future. It will ensure that the impact of development is planned for, by protecting the natural environment, providing open space, community facilities, and ensuring that the infrastructure necessary to accommodate development is in place.

## What evidence have we used to prepare the Plan?

1.4 The community have been consulted about the issues that are important to them. More information on this is contained later in the Plan, and in the Community Consultation Statement that will be submitted with the Plan for examination. Further information about the first stage of consultation can be found in the report by Shropshire RCC 'Key Issues Consultation Survey Analysis Report' (October 2017). Issues raised that were not 'town planning' issues have been included in a list of 'community projects' which will be taken forward by Whitburn Neighbourhood Forum. These community projects are listed at the end of the Plan.

1.5 In addition to evidence from consultations with the community, the Forum also engaged AECOM to produce reports and evidence to support this plan. These consist of three documents: 'Whitburn Housing Needs Assessment' (2018), 'Whitburn Design Guidelines' (2019) and 'Whitburn Heritage Character Assessment' (2019). Other sources of evidence have come from information produced by South Tyneside Council to support their emerging Local Plan, which is currently at pre-submission stage. This evidence can be found on their website; there is detailed evidence in relation to landscapes, housing, recreational space, and the local economy. A list of this evidence is included in Appendix D: Evidence documents. All these documents, as well as the results of the public consultation, form the Evidence Base for the Plan.

## What consultation has taken place?

1.6 Throughout the process, the representative members of the Forum have engaged with the local community, through consultation events and newsletters, and have consulted and engaged with local residents, local businesses, landowners and other local groups and organisations. There is also an active website [www.whitburnforum.co.uk](http://www.whitburnforum.co.uk), which has given opportunities for comments to be made on the Plan at any time throughout its development. There is a Twitter account and a Facebook page, which were set up to encourage people from all ages and backgrounds to contribute to the neighbourhood plan process.

1.7 Moreover, a consultation for the Pre-Submission Plan took place between December 2020 and February 2021. The Plan received a high level of support from residents. Any issues from residents and statutory consultation bodies were taken into account and amendments to the Plan were made accordingly. More detail on the consultation undertaken is provided in the Community Consultation Statement, which is submitted with the Plan for examination.

## What happens next?

1.8 The Plan is submitted to South Tyneside Council, who will consult on the Plan for a further six weeks. Following this, an examiner will be appointed, and the Plan will undergo a rigorous examination process. Following recommendations from the examiner, the Plan may be further modified before proceeding to referendum. At the referendum, everyone within the Neighbourhood Plan Area will vote whether they are in favour of the Plan. If more than 50% of the voters are in favour of the plan, the local authority must bring it into force, meaning that the Plan will become local planning policy. Any decisions about whether or not to grant planning permission in the neighbourhood area must then take the neighbourhood plan into account.



Figure 1 Whitburn Pond, part of the Village Green. Photograph by John Short



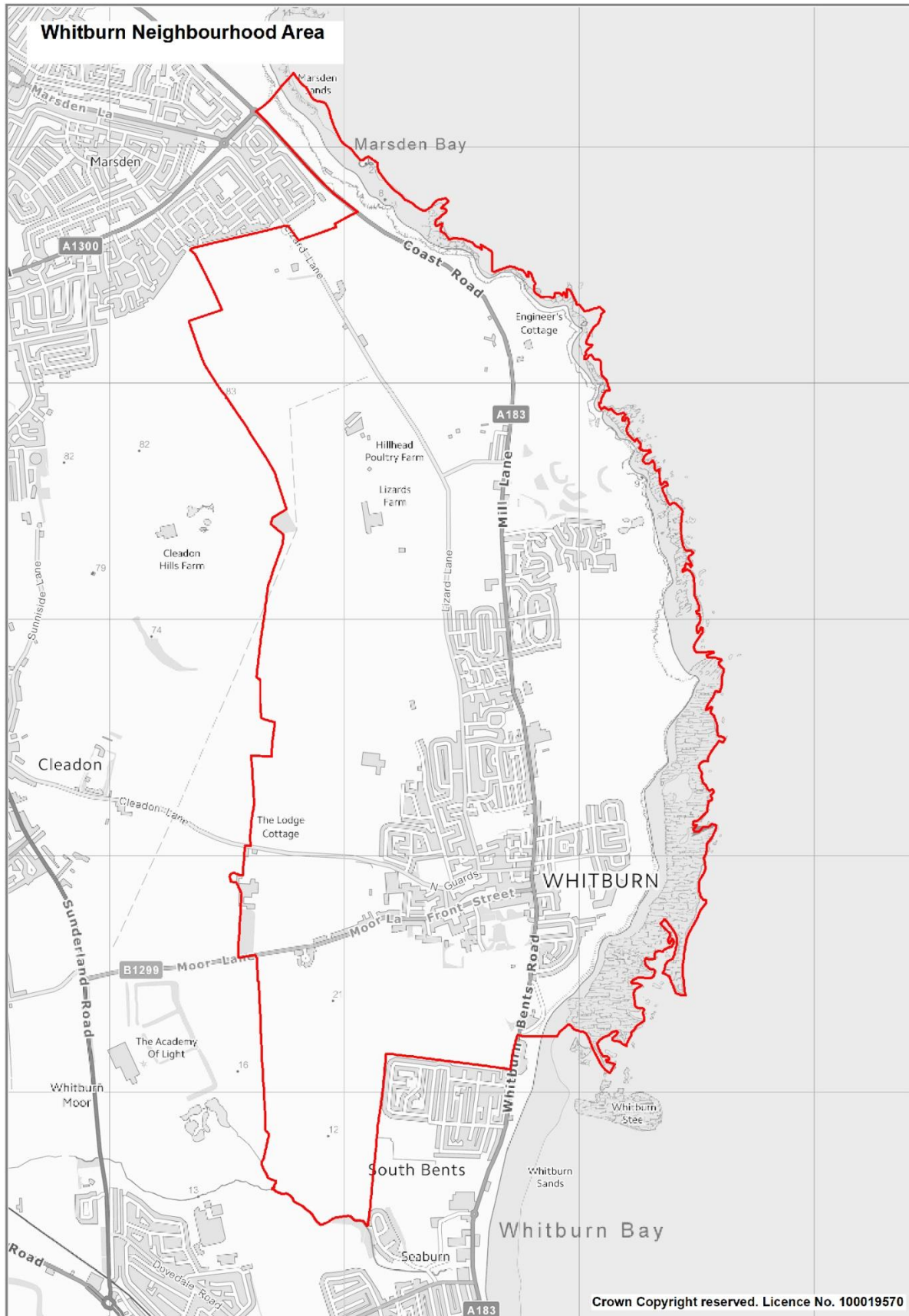


Figure 2 Whitburn Neighbourhood Area map

## 2 POLICY OVERVIEW

2.1 Neighbourhood Plans must pass a series of tests prescribed in legislation through the Neighbourhood Planning Regulations 2012 (as amended). These tests are collectively known as 'The Basic Conditions'. How the Plan meets these requirements is set out in detail in the Basic Conditions Statement which is submitted with the Plan to South Tyneside Council. The basic conditions require that neighbourhood plans:

- Are prepared having regard to national policy and guidance;
- Are in general conformity with strategic policies in the development plan;
- Contribute to the achievement of sustainable development;
- Are compatible with European Union obligations on environmental impact and human rights;
- Does not breach the requirements of Chapter 8, Part 6 of the Conservation of Habitats and Species Regulations 2017.

### South Tyneside Local Development Framework (LDF) (2007)

2.2 One of the Basic Conditions is that the Plan must be in general conformity with strategic policies contained in the development plan. The development plan consists of policies in the South Tyneside LDF Core Strategy (2007), Development Management Policies (December 2011) and Site-Specific Allocations as well as a series of Area Action Plans. None of the AAPs are within the Neighbourhood area.

2.3 Strategic policies in these plans are therefore the policies with which the Whitburn Neighbourhood Plan must be in general conformity. The Basic Conditions Statement provides an assessment of the extent to which the Neighbourhood Plan is in general conformity with those policies.

### South Tyneside Council Local Plan [emerging]

2.4 Work has commenced on the preparation of a Local Plan for South Tyneside. The Council is working towards a new draft Regulation 18 pre-publication Local Plan following public consultation in 2019 and a review of Spatial Options. The Whitburn Neighbourhood Plan seeks to work alongside this emerging South Tyneside Local Plan, to ensure consistency in policy making throughout the process.

2.5 Several evidence-based reports have been commissioned to assist with the production of the emerging South Tyneside Local Plan, as well as other reports and SPDs that are in place to support the existing Development Plan. Some of these evidence-based reports have also been used to inform the Whitburn Neighbourhood Plan. These reports are referred to in Appendix D: Evidence documents.

### National Planning Policy

2.6 The National Planning Policy Framework (NPPF) (2021) and National Planning Practice Guidance provide the most up to date planning policy and advice from central Government on neighbourhood planning. This will be explained further in the Basic Conditions Statement.

## Sustainable Development

2.7 The purpose of the planning system is to contribute to the achievement of sustainable development. The meaning of sustainable development for planning purposes is contained in paragraph 8 of the NPPF. The aim is to secure net gains across economic, social and environmental objectives. The promotion of, and support for, sustainable development is at the heart of the community aspirations in Whitburn.

2.8 Support for sustainable development is reflected in the vision for the Neighbourhood Area. This is further expressed in the objectives for the Area. The vision and objectives for the area are set out later in the Plan.

## Climate change

2.9 Parliament declared a climate emergency in May 2019. As a result, government set new targets to address the climate emergency. In 2019, it passed legislation to reduce net emissions of greenhouse gases by 100% relative to 1990 levels by 2050. This is also called 'net zero'.

2.10 South Tyneside declared a climate change emergency on 18 July 2019. As part of this, South Tyneside produced a climate change strategy and action plan. Examples of actions to be taken are tree planting and delivering multi-functional green spaces.

2.11 The NPPF included the United Nations' 17 Global Goals for Sustainable Development in its update in 2021. Goal 13 is to "take urgent action to combat climate change and its impacts"<sup>1</sup>. It also states that Plans should take a proactive approach to mitigating and adapting to climate change. Climate change mitigation refers to measures that tackle the cause of climate change (such as greenhouse gases), while adaptation measures are aimed at minimising the effects of climate change (such as temperature rise and flooding). Mitigation and adaptation is therefore considered in multiple policies within the Neighbourhood Plan, such as sustainable design, infrastructure, biodiversity and green infrastructure.

## Environmental Impact and EU Obligations

2.12 Directive 2001/42/EC relates to the assessment of the effects of certain plans and programmes on the environment. This is often referred to as the Strategic Environmental Assessment (SEA) Directive. This directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations') and it is these regulations that the plan must be compatible with to meet the Basic Conditions.

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<sup>1</sup> Available at: <https://sdgs.un.org/goals/goal13> (Accessed 04 August 2021).

### 3 ABOUT WHITBURN NEIGHBOURHOOD AREA

3.1 Whitburn is an ancient settlement, drawing early settlers with its coastal location and rich resources. The village was known as Witeburn in 1183 and Hwhiteberne around 1190. The name may have been derived from Hwita's, a Saxon nobleman, or alternatively may have been derived from the name 'white stream'<sup>2</sup>.

3.2 After 1066, the layout of many villages began to change, including Whitburn's. The ideal Norman village had a long village green, a wide main street with farms or small holdings on either side. It featured a back lane parallel to the main street, with lanes containing cottages connecting the back lane to the main street. This describes Whitburn, with its main street being Front Street and the back lane being North Guards.



Figure 3 Section of map from 1576 showing 'Whitborne' and 'Whitborn Lizarde'<sup>3</sup>

3.3 Whitburn still has the essentials of a medieval village with a 13th century church, village green, well, pinfold, windmill, farms and farmland, and until 1940 an ancient Tithe Barn. Cleadon and East Boldon were similar Norman villages, but being on an important coaching route their long village greens, wells and pinfolds have disappeared. Whitburn was saved by its isolated situation, cut off by the sea on one side and with no coast road until 1880; the only route into the village from Sunderland being via Fulwell and Moor lane. Heavy goods were brought in by sea, landed at the Bents, and brought up to the village by horse and cart.

3.4 The village changed dramatically when Marsden Pit was sunk in 1874. The pit required many workers and a new village was constructed north of Souter Lighthouse: Marsden Village. A railway was opened to serve the colliery. Whitburn Colliery closed in 1968 and Marsden Village was demolished. The land is now a coastal park and nature reserve.

<sup>2</sup> Archaeo-Environment Ltd (2011) 'Historic Environment Survey for The National Trust Properties in Tyne and Wear Souter and The Leas: Prepared for: National Trust'. Available at: <https://www.aenvironment.co.uk/downloads/estate-management/souter-and-the-leas-management-plan.pdf> (Accessed 06 July 2020).

<sup>3</sup> Christopher Saxton, (1576) 'Dunelmensis episcopatus. Qui comitatus est palatinus vera et accurata descriptio. Ano Dni 1576'.



Figure 4 The South Shields, Marsden & Whitburn Colliery Railway, on the last day a passenger service was run in 1953<sup>4</sup>

3.5 Through the decades, Whitburn was able to retain its village charm, with its main street, parish church, cricket ground, and park with bowling greens and tennis courts. The village has a unique character within South Tyneside, with its historic centre, surrounded by green fields to the north, west and south, and the sea to the east. It has therefore long attracted many visitors. For instance, it is generally accepted that Lewis Carroll wrote “*The Walrus and the Carpenter*” while holidaying at his cousins' house in Whitburn<sup>5</sup>. A statue of Carroll is in the library.

## The designated Neighbourhood Area

3.6 Whitburn Neighbourhood Area was designated as a Neighbourhood Area in 2017. The area is based on the Whitburn & Marsden ward but excludes the Marsden built up area and the Sunderland AFC Academy. The boundary conforms to the three Census Lower Super Output Areas for Whitburn. In defining this boundary, government guidance was considered, which suggests that the starting point for an appropriate boundary is one that makes sense to the community and is logical in spatial terms. The neighbourhood area covers the village of Whitburn and the coast and countryside around it.

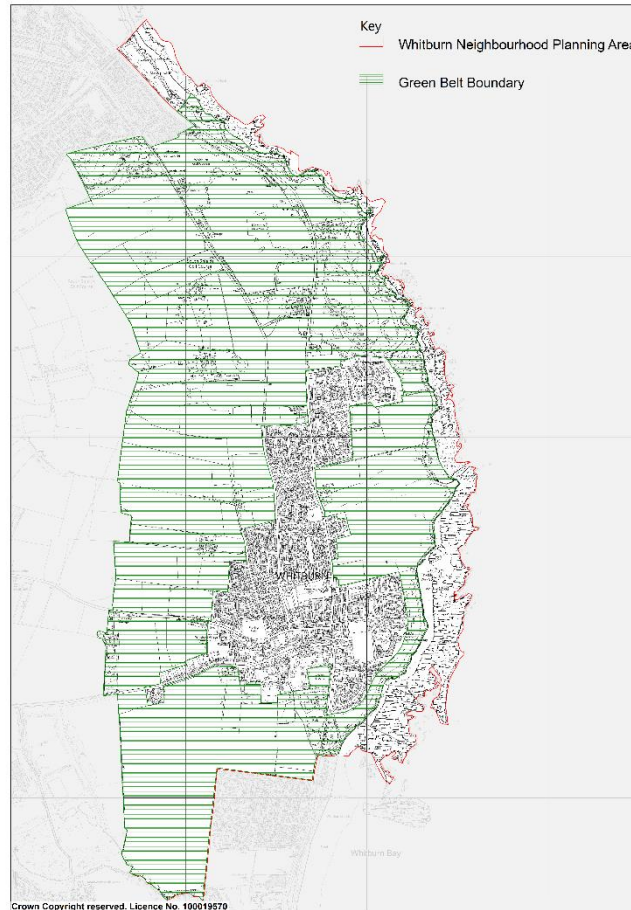
3.7 All the land around Whitburn that is outside the built-up area is within the South Tyneside Green Belt, except for some coastal designated areas. The emerging South Tyneside Local Plan is proposing to delete some of the Green Belt land and allocate it for housing.

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<sup>4</sup> Photograph by Walter Dendy (1953). Available at <http://www.geograph.org.uk/photo/5073012> (Accessed 07 July 2020).

<sup>5</sup> Marsden Banner Group (2013) ‘Whitburn Village’. Available at: <http://www.marsdenbannergroup.btck.co.uk/WhitburnVillage> (Accessed 06 July 2020).





3.8 Green Belt matters are strategic matters and are outside the scope of Neighbourhood Planning. This Neighbourhood Plan must have regard to the existing Development Plan for the area which does define all the land around Whitburn as Green Belt.

3.9 The main settlement in the Neighbourhood Area is Whitburn. The nearest settlements to Whitburn are Cleadon to the west, Marsden to the north and Sunderland to the south (the latter is in a separate Council area). These other settlements are not within the Neighbourhood Area.

3.10 Whitburn village has gradually grown over the years. It now has a population of approximately 5,235 (as of 2011 census). It has a Conservation Area, and several listed buildings in the historic part of the village. Whitburn village centre has several shops and services, but there are still a number of empty shops in the village centre.

### Community Facilities

3.11 There are a good number of community facilities in Whitburn, which have been identified as important by people in the area. These consist of a mix of educational facilities, health facilities, cultural/social facilities and recreational facilities. They are listed below:

<p><b>Whitburn Community Library</b></p>	<p>In 2017, the local Council announced the closure of Whitburn Library. After protest, its management was transferred to the community. The building offers space for not only a library, but for activities such as a village band, quiz nights, wine tasting, a village cinema and the occasional village get-together.</p>
<p><b>Doctors Surgery, Bryers Street</b></p>	<p>There are two resident doctors in this practice, Dr Cervenak and Dr O'Neill. They are supported by a practice manager, a nursing team of three and necessary administrative staff. There is access to district nurses, a health visitor, and a community midwife. The ratio of doctors to patients is significantly worse than the national average.</p>
<p><b>Whitburn Church of England Academy, Rackley Way</b></p>	<p>A secondary school with the motto 'excellence for all'. Formally known as 'Whitburn Comprehensive', the school received major upgrades funded by the Church of England. It has specialist status in maths and computing and is a national teaching school. Performance is well above the Local Authority average and consequently yearly place applications approximate to 450- 500 for the 204 places.</p>
<p><b>Marsden Primary School, Mill Lane</b></p>	<p>Marsden Primary is a small one-form entry village school with a current population of 244 pupils. It is situated on the outer edge of the village, but is at the heart of this community which it has served for 88 years. It maintains a high standard of education provision and has been recognised as 'good with some outstanding features' by Ofsted over the past three inspections. This popular school is over-subscribed and is at its capacity. It is a feeder school to Whitburn Church of England Academy.</p>
<p><b>Whitburn Village Primary School, Cleadon Lane</b></p>	<p>The school is set on the outskirts of the village. There is nursery, reception and six classes (year 1-6). The number of pupils is 229 with a capacity of 210. The school is federated with Marine Park school in South Shields under the joint headship of Alison Burdon. On 4/3/2020, Ofsted rated the school 'good'. Like Marsden primary, Whitburn is a feeder school for the Church of England Academy.</p>
<p><b>Barnes Institute, East Street</b></p>	<p>The land and finance for the construction of The Barnes Institute were donated to the residents for community use in 1905 by Mrs Eleanor Barnes, a local benefactor. Built in 'Arts and Crafts' style, it has been in constant use since its inception by local societies, clubs and organisations for their regular activities and is the only independent hireable event space in the village. It was registered as an Unincorporated Charity in 1973. In 2015, its status was upgraded to Charitable Incorporated Organisation with the same objects, giving financial protection in the new constitution to the Trustees who are all volunteers.</p>
<p><b>Parish Church Hall, Sandy Chare</b></p>	<p>Built in 1856, the Hall is distant from the Church and used to be the Church School House for the village at the turn of the 20th century. Since many years it has become an integral part of the Parish Church and an important part of its finances. The hall is fully booked Monday to Friday in the mornings and evenings by different organisations and with numerous birthday parties at the weekends. Social events are also organised there for the benefit of the Church.</p>

<p><b>Methodist Church Hall, North Guards</b></p>	<p>Built in the late 19th Century, the Church building and community rooms recently underwent extensive alterations after a generous legacy was left. The hall and other rooms provide a venue for the under 18's, including an adult and toddler group, shining stars and Boys' Brigade. Local outreach and community activities include craft classes, Thursday lunch club, ukulele/banjo group, over 60's club, and acapella singers. Other activities include a morning prayer, group ladies fellowship and coffee mornings. The buildings also serve as a food collection point for a local food bank.</p>
<p><b>Whitburn and Marsden Social Club, North Guards</b></p>	<p>The social club is ideally situated at the heart of the village bridging North Guards and the very attractive Front Street. It is a local community hub serving a selection of beers, wines and spirits and provides a variety of entertainment such as live music and comedy.</p>
<p><b>Academy Facilities, Rackly Way</b></p>	<p>Whitburn Church Of England Academy has a large, modern community leisure facility suitable for conferences, exhibitions, crafts and trade fairs, sports tournaments, coaching sessions, dance or fitness classes and much more. The space is flexible and can be partitioned into two smaller spaces. The hall is within the school complex and therefore available only during evenings, weekends and school holidays when the school is out.</p>
<p><b>Dentist, Marina Terrace</b></p>	<p>This practice in Whitburn caters for toddlers to pensioners. Along with the full range of NHS dental services there is provision for cosmetic treatments, including tooth whitening and dentures. There is sufficient capacity to accept new patients.</p>

## Green Spaces

3.12 There are several important green spaces in the Neighbourhood Area. Some of these have a recreational use (such as the golf club and football fields), but others are valued for their biodiversity and historic interest. The Whitburn Coastal Park and Local Nature Reserve, and the National Trust's Souter Lighthouse are particularly valued by the local community as well as visitors to the area.

3.13 Whitburn's green spaces are of great importance to the community. Consultations have shown that residents considerably value the existing green spaces and support the designation of these spaces as Local Green Spaces. Green spaces contribute to the health and wellbeing of the community, by providing access to nature and an opportunity to exercise. The value of these spaces has increased even further during the COVID-19 lockdown in 2020. During these challenging times, local people were able to use these high quality green spaces to maintain their physical and mental wellbeing, whilst adhering to government guidance on preventing the spread of COVID-19.

## Housing

3.14 There is a strong perception in the community that there is a need for more 'family' housing, and less 'executive' type housing. This is borne out by the Housing Needs Assessment that was carried out by AECOM in May 2018 on behalf of the Forum. This document is included in the evidence base supporting this plan. There has been a high level of housing delivery in recent years, and there is a strong desire within the community to retain the special character and landscapes around Whitburn, much of which is currently Green Belt.



## Natural Environment

3.15 There are several designated sites and habitats in the Neighbourhood Area. These are shown on the Policies Map. These are a mixture of European designated sites, nationally designated sites (Sites of Special Scientific Interest, or SSSIs) and locally designated sites in the form of Local Nature Reserves and Local Wildlife Sites. All of these contain important flora and fauna and are highly valued by locals and visitors alike.



Figure 6 Cornthwaite Park. Photograph by John Short

## 4 WHITBURN INTO THE FUTURE: VISION AND OBJECTIVES

4.1 The vision and objectives for the Whitburn Neighbourhood Area are shown below. To achieve the vision for the Whitburn Neighbourhood Area, several objectives have been identified. The vision for Whitburn is:

### OUR VISION

‘Whitburn village will continue as a sustainable and well-supported, thriving community. It will conserve and enhance its unique character as a coastal village set within a rural environment with a rich heritage and natural environment. It will be forward looking and resilient to the effects of climate change.’

4.2 The objectives for Whitburn are grouped into five topics, namely housing; built environment; natural environment and green infrastructure; Whitburn community; and infrastructure. These objectives will be delivered through the planning policies listed in Section 5.

### HOUSING

- Ensure that new housing built in the Neighbourhood Area is to meet identified needs as set out in the Whitburn Housing Needs Assessment. In particular, housing to meet the needs of older residents and young families who need an affordable home.

### BUILT ENVIRONMENT

- Encourage the sensitive re-use of redundant or disused buildings and previously developed land.
- Achieve well designed places by ensuring that new development incorporates sustainable and high-quality design which brings up standards of design in the area.
- Ensure that the historic environment is preserved, and that new development respects the significance of designated and non-designated heritage assets and their settings.

### NATURAL ENVIRONMENT AND GREEN INFRASTRUCTURE

- Ensure new development delivers demonstrable net gains for biodiversity and conserves our most valued landscapes and green spaces.
- Identify and map our green infrastructure and link spaces together for people and wildlife
- Identify and protect those green spaces that are demonstrably special to our local community and designate them as Local Green Spaces.

- Identify and protect community and recreational facilities and encourage new and expanded social, community, leisure, recreational and educational facilities.
- Embed aspiring climate change mitigation and adaptation policies.

### WHITBURN COMMUNITY

- Encourage the regeneration of Whitburn village centre and improve the public realm.
- Protect our community facilities from loss.

### INFRASTRUCTURE

- Ensure that there is the necessary infrastructure for drainage, surface water disposal and sewage in place before allowing new development, in order to protect the local environment.
- Promote sustainable transport in the Plan area and ensure new development makes provision for cycle and pedestrian access and improve safety for pedestrian and cycle access across the Plan area.

4.3 The planning policies in this Plan seek to achieve these objectives either alone, or in combination with other policies. Some of these objectives will be achieved through community projects, which are identified in a separate section of the Plan.



Figure 7 Front Street. Photograph by John Short



## 5 PLANNING POLICIES

### Reading the Whitburn Neighbourhood Plan

5.1 It is essential that this Neighbourhood Plan is read as a whole document. All policies should be read alongside all other relevant policies in the Whitburn Neighbourhood Plan, and other Plans that form part of the Development Plan for the area. This means that any proposal should be assessed and considered in accordance with the Development Plan as a whole unless material considerations indicate otherwise.

5.2 There is limited 'cross-referencing' within the policies because the Plan has been written to be read as a whole document.

5.3 Explanatory text follows each policy. This text consists of descriptive and explanatory matter in respect of the policies. The text is relevant to the interpretation of each policy to which it relates. Although the supporting text is not policy, it does assist with clarifying what the policy is trying to achieve, and the intention of that policy.



Figure 8 Fields in Whitburn in the rain. Photograph by John Short

## Housing

5.4 A key aim of the Whitburn Neighbourhood Plan is to deliver sustainable development. This policy provides the framework and outlines what kind of development will be supported in the Neighbourhood Area. The policy seeks to secure dwellings to meet locally identified needs within the settlement of Whitburn. It also seeks to support the provision of affordable housing through maximising the use of brownfield land. The aim of the policy is to ensure that all development delivers on the three key aspects of sustainable development.

5.5 There has been a significant delivery of new housing within the Whitburn Neighbourhood Area over the last few years, with 85 houses having been built since 2015/2016<sup>6</sup>. There is a strong feeling in the community that Whitburn cannot accommodate significantly more housing, given the sensitive landscapes in the area, the protected areas along the coast, and the lack of infrastructure to accommodate significantly more housing (see Policy WNP11).

5.6 A Housing Needs Assessment was carried out in the Neighbourhood Area in February 2018<sup>7</sup>. This assessment sought to provide information about the likely housing need in the Neighbourhood Area over the Plan period, using a variety of methods. However, since that report was produced, the Local Planning Authority, South Tyneside Council, have now produced a figure for the Neighbourhood Area of 397 dwellings to be delivered over the Plan period. This housing will be largely delivered on land that is proposed to be removed from the South Tyneside Green Belt.

5.7 The community in Whitburn are not supportive of land being removed from the Green Belt, and this has been made clear in several responses that have been made to the Council on their emerging Local Plan. However, the community are aware that Green Belt boundary amendments are a strategic matter and that the Whitburn Neighbourhood Plan (WNP) cannot change this.

5.8 Consultation revealed that the community would be supportive of smaller schemes and schemes on brownfield sites, and therefore Policy WNP1 does support the provision of housing on brownfield sites.

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<sup>6</sup> Completions since 2015/2016: 85 dwellings. Further consents that have not been built yet: 12 dwellings. Figures supplied by South Tyneside Council, 31 January 2019.

<sup>7</sup> AECOM (2018) 'Whitburn Housing Needs Assessment'.

## **POLICY WNP1: HOUSING**

New housing proposals will be supported that provide a mix of housing to meet identified housing needs in the Neighbourhood Area as shown in the latest Housing Needs Assessment. At 2018, there is an identified need for small to medium sized family homes (3-4 bed) and smaller dwellings for first time buyers and older people (1-2 bed).

On schemes of 10 or more dwellings, 20% of dwellings should be affordable of a type of tenure to be agreed with STC in accordance with the latest evidence of affordable housing need and viability.

Housing proposals on brownfield sites, including the conversion of existing buildings will be supported where they comply with policies elsewhere in the Development Plan.

All schemes for major housing development must ensure that sewage and drainage infrastructure is either available or can be provided in accordance with Policy WNP12.

### **Policy explanation**

5.9 The Neighbourhood Plan Forum commissioned a comprehensive Housing Needs Assessment in 2018, to provide evidence to support a housing policy for the area. This policy seeks to ensure that new development meets the needs identified in that report, and in particular, delivers the types of housing required as set out in the policy.

5.10 Part of the Housing Needs Assessment work carried out by AECOM for the Whitburn Neighbourhood Forum included an assessment of affordable housing needs in the Neighbourhood Area. The assessment found that the tenure of households in Whitburn is 69% owner occupied households, with 24% social rented, and 6% private rented (rounded figures). The affordability ratio for lower quartile income to house price in Whitburn is 7:2 (as opposed to 4:52 in South Tyneside). This means that for those households on lower incomes in Whitburn, market housing is out of reach. These findings are consistent with the findings from the Neighbourhood Plan household survey undertaken in October 2017 where the main issue to arise in relation to housing was affordability.

5.11 As part of the evidence base for the emerging Local Plan, South Tyneside Council commissioned an updated Strategic Housing Market Assessment. Key pieces of evidence from this in relation to Whitburn are that Whitburn has a high level of in-migration compared to other places in the District. The housing market within South Tyneside varies considerably dependent on location. High value locations identified are Cleadon, Whitburn and East Boldon. Within Whitburn, there is a significantly higher percentage of semi-detached housing. House prices and trend analysis show that within the financial year 2014/15 the most expensive average house prices were within Cleadon, Whitburn and East Boldon. Consistent with the higher house prices, is a higher income, with 26.2% of Whitburn residents having an annual income over £40,000.

5.12 The Strategic Housing Market Assessment identifies a need for 60 affordable units per year (across the local authority area), which equates to less than 20% of the development required within



the borough to meet current and future household needs. This is reflected in the emerging affordable housing policy, which requires a contribution of 18% affordable housing. To reflect the situation in Whitburn, which is more extreme than in other parts of the District, a slightly higher contribution of 20% is sought.

5.13 The policy seeks to support the delivery of housing on brownfield sites, by way of new-build or conversions, providing they comply with policies elsewhere in the development plan; for example, a proposal which would result in the loss of a community facility or harm to a heritage asset would not comply with policies elsewhere in the development plan.

5.14 Schemes for major housing development (The provision of 10 or more dwellings houses or the development is to be carried out on a site having an area of 0.5 hectares or more where the number of dwellings is unknown) must demonstrate that the infrastructure is available or can be made available to accommodate such development without significantly impacting on existing infrastructure and services. The requirements are fully set out in Policy WNP12 which relates to the sewage infrastructure in the Neighbourhood Area, which is under pressure, with significant local concerns about associated pollution in the sea.



Figure 9 Whitburn windmill. Photograph by John Short

## Built environment and Whitburn village

5.15 The government has been clear about its commitment to good design, with the recent publication of the National Design Guide. There are four policies in this section: WNP2 Whitburn Design Guidelines, which provides locally specific guidance on how design can benefit local character in Whitburn. Policy WNP3 is specifically related to sustainable design and construction. Policy WNP4 refers to Whitburn Conservation Area, and the key principles that should be addressed in development here. Policy WNP5 relates to non-designated heritage assets. A list of those assets is provided in Appendix A: List of non-designated heritage assets.

### **POLICY WNP2: WHITBURN DESIGN GUIDELINES**

Proposals for new built development in Whitburn must demonstrate how the scheme incorporates the principles of high quality and sustainable design. In particular, regard should be had to the principles set out in the Whitburn Design Guidelines (2019) and how the proposal:

- a) integrates with existing paths, streets and circulation patterns; and reinforces or enhances the established village character of streets, squares and other spaces; and
- b) reflects, respects and reinforces local architecture and local distinctiveness, including through the use of sustainable modern design where appropriate; and
- c) respects surrounding buildings in terms of scale, height, form, materials and massing; and
- d) has considered the impact of the proposal on the rural character and views through a Landscape and Visual Impact Assessment; and
- e) conserves the setting of the England coastal path and its immediate hinterland; and
- f) where appropriate and feasible, incorporates landscaping and provision of open space into any scheme, including the retention of healthy trees and hedgerows and the provision of new hedgerows, trees, and other habitats as an integral part of the scheme; and
- g) incorporates opportunities for sustainable design to support the transition to a low carbon future adaptive to climate change in accordance with Policy WNP3.

### **Policy explanation**

5.16 One of the key aims of the Neighbourhood Plan is to achieve well-designed places. This aim is reflected in the NPPF, which states that the overarching social objective of the planning system includes the fostering of well-designed, beautiful and safe places. Paragraph 126 of the NPPF states that design policies should be developed with local communities. Furthermore, paragraph 134 explains that development that is not well-designed should be refused, taking into account government guidance on design<sup>8</sup> and local design policies, which includes guidance developed by neighbourhood planning groups<sup>9</sup>. The aim is that design policies should reflect local aspirations and can be grounded in an understanding and evaluation of each area's defining characteristics. The

<sup>8</sup> Contained in the National Design Guide and National Model Design Code.

<sup>9</sup> See: <https://www.gov.uk/guidance/design>.



Whitburn Design Guidelines set out some key principles which are considered to be important in Whitburn. The policy seeks to draw out those key principles.

5.17 The NPPF also states in paragraph 131 that planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. The importance of retaining existing and providing new trees is also reflected in this Plan's policy.

5.18 This policy also seeks to ensure that all new development incorporates measures to maximise the environmental long-term benefits of a development, not only to future occupiers, but to improve the environment for other residents already living in the Neighbourhood Area. This aligns with the objective of sustainable development, which is meeting the needs of the present without compromising the ability of future generations to meet their own needs. This objective of sustainable development is included in the NPPF.

5.19 The Whitburn Design guidelines identify the importance of maintaining the rural character of views and gaps. It states in section 3.1.1 that 'This may include, but is not limited to, retaining glimpsed outward views, protecting 'slot' views to key landmarks, or preventing complete enclosures of outward views from within the development;' and 'Protect local topography and landscape features, including prominent ridge lines and long-distance views;'. Landscape and Visual Impact Assessment (LVA) can be key to effective planning decisions since it helps identify the effects of new developments on views and on the landscape itself.



Figure 10 View towards the west from Mill Lane. Photograph by Joh Short

### **POLICY WNP3: SUSTAINABLE DESIGN**

The design of new development and alterations to existing development should seek to include sustainable design principles and seek to reduce carbon emissions and other pollutants. Support will be given to proposals which incorporate the following elements:

- a) careful siting and orientation of buildings to optimise passive solar gain whilst including suitable features for shading and cooling;
- b) the incorporation of on-site energy generation from renewable sources such as solar PV panels, air/ground source heat pumps or community energy generation schemes;
- c) the incorporation of Sustainable Drainage Systems which maximise benefits for biodiversity and habitats whilst reducing impacts on the local drainage network;
- d) within major housing developments, the creation of safe and attractive walking and cycling routes, including cycle parking, and incorporating well-connected pedestrian and cycle access to new development;
- e) the provision of electric car charging points in all new dwellings.

#### **Policy explanation**

5.20 This policy seeks to encourage sustainable design measures in development proposals in order to mitigate the effects of climate change. Schemes which incorporate high levels of energy efficiency and sustainable design will be given support, providing they comply with other policies in the Plan.

5.21 Green Infrastructure can play an important role in the sustainable design of new development. It can support safe and attractive cycling and walking routes, improve air quality, create urban cooling, manage flood risk (also as part of Sustainable Drainage Systems) and enhance biodiversity.

#### **POLICY WNP4: WHITBURN CONSERVATION AREA**

Proposals for development which conserves or enhances the character of the Whitburn Conservation Area and its setting will be supported where it complies with policies elsewhere in the Development Plan. The Conservation Area boundary is shown on the Policies Map.

Proposals which reinforce the special character of the three distinct character areas identified in the Whitburn Conservation Area Character Appraisal will be supported. These areas are:

- a) Moor Lane and Cleadon Lane, characterised by mature trees, art deco detached houses with leafy street scenes, open views across the countryside and remnants of agricultural buildings and farmstead;
- b) East Street and North Guards and Front Street characterised by mature trees, open spaces and greens and traditional stone boundary walls and hedging;
- c) Church Lane and Cornthwaite Park.

#### **Policy explanation**

5.22 There are a number of listed buildings and other places of historic interest within the Neighbourhood Area. Almost all the listed buildings are concentrated in the centre of the village of Whitburn (see map below). Further north, Souter Lighthouse is Grade II\* listed and the cottages and buildings associated with it are also listed. There are two scheduled monuments (Marsden Lime Kilns and Lizard Lane Heavy Anti-Aircraft Battery (located to the south of Hillhead Farm)). There are opportunities to improve the interest and interpretation of these sites.

5.23 Whitburn has a Conservation Area and has a detailed Conservation Area Character Appraisal document (prepared in February 2006 by the North of England Civic Trust) and a Conservation Area Management Plan (SPD12, August 2007)). These documents provide a valuable evidence base on which to consider policy approaches insofar as they affect the Whitburn Conservation Area and its setting. They identify a number of locally listed buildings within the Conservation Area. The boundary walls, many of which are identified as non-designated heritage assets are a key feature of the Whitburn Conservation Area and contribute to its significance.

5.24 The Conservation Area Character Appraisal divides Whitburn Conservation Area into 3 distinct character areas: a) Moor Lane and Cleadon Lane, b) East Street and North Guards and Front Street and c) Church Lane and Cornthwaite Park. The Conservation Area Character Appraisal has specific information about vernacular materials that are typical to the Conservation Area, as well as details of design.

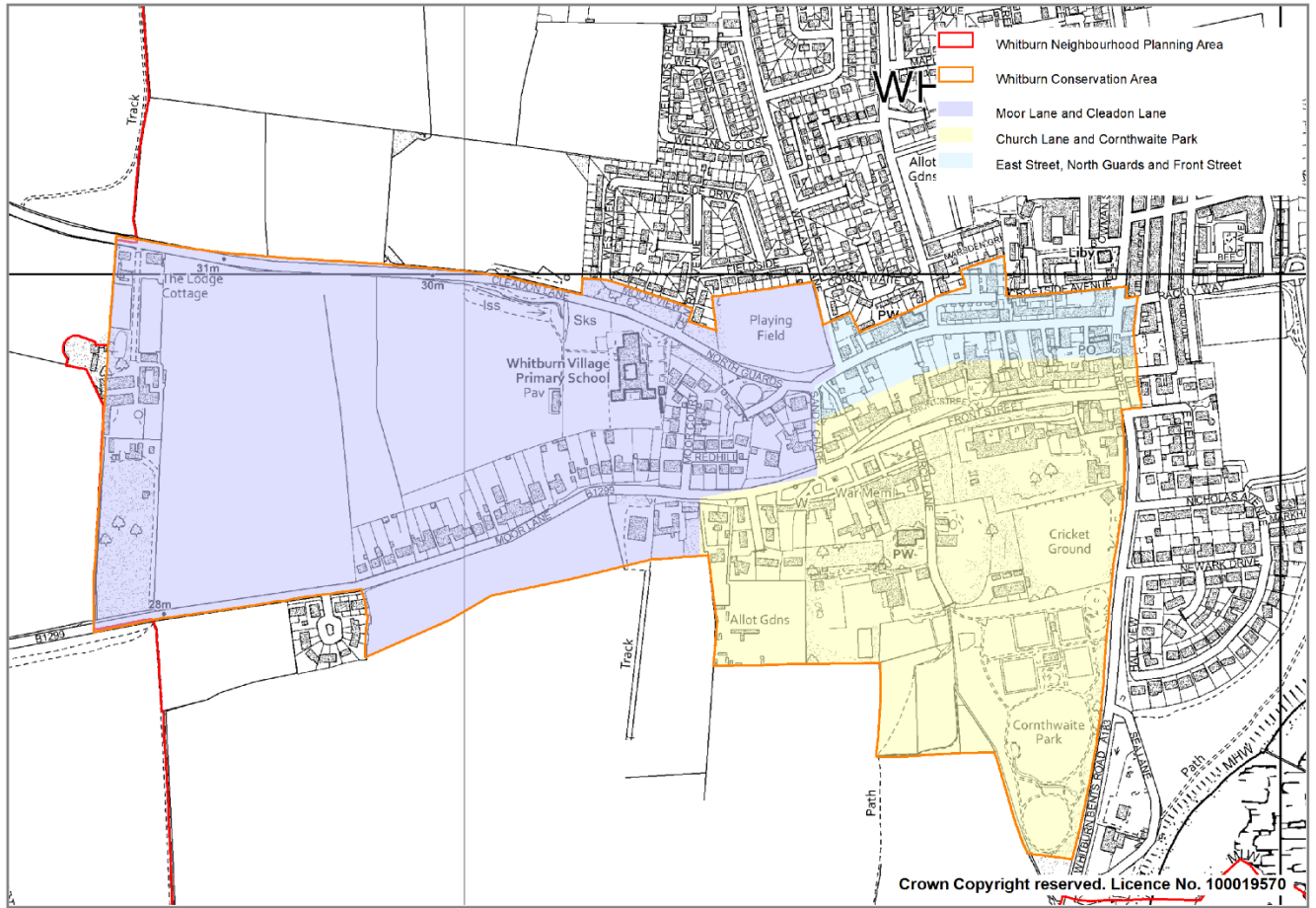


Figure 11 Whitburn Conservation Area and Character Areas



## Heritage Assets

5.25 There are a number of buildings and structures in the Neighbourhood Area that are designated heritage assets ('listed' buildings). Where proposals affect the significance of these assets, listed building consent is required. Proposals affecting listed building will be considered against national planning policy and the policies in the LDF / Local Plan.

5.26 Non-designated heritage assets are buildings or places which are not currently designated for their historic interest, but nevertheless have an important role to play in local heritage. STC has adopted SPD 21 on Locally Significant Heritage Assets which includes 30 properties in Whitburn. These assets are described in the SPD Technical Appendices and listed in Appendix A of the WNP. A survey has identified one further property which it is proposed should be considered for inclusion by STC as the Local List. This is the Old Mine Gate Posts and Plaques.

5.27 Proposals affecting a non-designated heritage asset will be considered against national planning policy and the policies in the LDF / Local Plan and SPD21.



Figure 12 Church Lane. Photograph by John Short

## Biodiversity, green infrastructure, and landscape

5.28 Whitburn has a rich natural environment. For instance, the area contains various valued wildlife sites that are designated at a local, national, and international level. These areas contain important flora and fauna, some of which are unique to the local area.

5.29 The Neighbourhood Area comprises three distinct landscape areas: Whitburn Village, the Coastal Zone, and the countryside to the west. The whole Neighbourhood Area (with the exception of the built-up area of Whitburn and some parts of the coastline) is within the South Tyneside Green Belt. The Green Belt, and the landscapes around Whitburn are highly valued by people who live in the Neighbourhood Area.

5.30 Coastal landscapes are highly valued. These coastal parts of the Neighbourhood Area are designated for their nature conservation and biodiversity value, and the significance of these designations is reflected in the policies in this section. The coastal area is also an important area for recreation.

5.31 The Whitburn Coastal Park forms part of the coastal landscape towards the north of the Neighbourhood Area. It comprises 45 hectares of land, managed by the National Trust. Planning approval has recently been granted for a small Coastal Conservation Centre at the Coastal Park, to showcase the area's cultural and natural heritage.

5.32 The landscapes leading inland towards Cleadon are highly valued as well. These areas are currently in the Green Belt and were part of the now discontinued Great North Forest, which used to be an initiative to regenerate and revitalise urban fringe countryside and encourage woodland regeneration to combat climate change and bring about a range of environmental benefits. The open landscape towards Cleadon also has a high recreational value.



Figure 13 Whitburn's local landscapes and Green Infrastructure. Photograph by John Short

## **POLICY WNP5: BIODIVERSITY AND GEODIVERSITY**

Development proposals must demonstrate how they will deliver measurable net gains of a minimum of 10% for biodiversity within the Neighbourhood Area and how they will be secured in perpetuity.

Development proposals will be supported which deliver the conservation, restoration and enhancement of priority habitats in the Plan area, including local nature reserves, local wildlife sites and sites of geological interest identified on the Policies Map and listed below. Development proposals that will significantly harm the biodiversity value of these sites will not be supported unless the harm can be mitigated or compensated.

Local Nature Reserves in the Neighbourhood Area are:

- Whitburn Point
- Marsden Old Quarry

Local Wildlife Sites in the Neighbourhood Area are:

- Beacon Hill Quarry
- Whitburn Firing Range
- Marsden Limekilns
- Kitchener Road
- Lizard Lane Cutting
- Marsden Quarry
- Marsden Old Quarry
- The Leas
- Whitburn Point

Local Geodiversity Sites in the Neighbourhood Area are:

- Marsden Limekilns
- Marsden Old Quarry

Development whose primary objective is to conserve or enhance biodiversity will be supported. In particular, proposals that enhance the connectivity and biodiversity of the two wildlife corridors identified on the Policies Map will be supported.

### **Policy explanation**

5.33 The NPPF sets out the approach that should be taken in plans to enhance biodiversity and geodiversity. It states in paragraph 179 that to protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and*

*identify and pursue opportunities for securing measurable net gains for biodiversity.*

5.34 Developments proposals that are required to delivery Biodiversity Net Gain should consider South Tyneside Council's emerging polices and guidance.

5.35 All the wildlife sites are shown on the Policies Map, and wildlife corridors are identified and more detailed information as to their purpose is given below.

5.36 Whitburn has a rich natural environment with various habitats and species of international, national, and local importance. The area includes three international sites designated for their biodiversity value which are identified in Policy WNP5. These sites extend along the coast beyond the Neighbourhood Area's boundary. The sites are:

<b>Northumbria Coast Special Protection Area (SPA)</b>	Designated for wintering turnstone and purple sandpiper, as well as breeding arctic tern and little tern. The breeding birds are not present in the neighbourhood area. The coastline mainly comprises rocky foreshore and runs between the Tweed and Tees Estuaries.
<b>Northumbria Coast Ramsar Site</b>	As with the SPA, the site comprises mainly rocky foreshore to support Purple Sandpiper and Turnstone (wintering), as well as Little Tern (breeding). Breeding birds are not present in the Neighbourhood Area.
<b>Durham Coast Special Area of Conservation (SAC)</b>	Designated for the presence of vegetated sea cliffs of the Atlantic and Baltic coasts, which is an Annex I habitat of the EU Habitats Directive. is the only example of vegetated sea cliffs on Magnesian limestone exposures in the UK. The cliffs extend for over 20km along the North Sea coast.



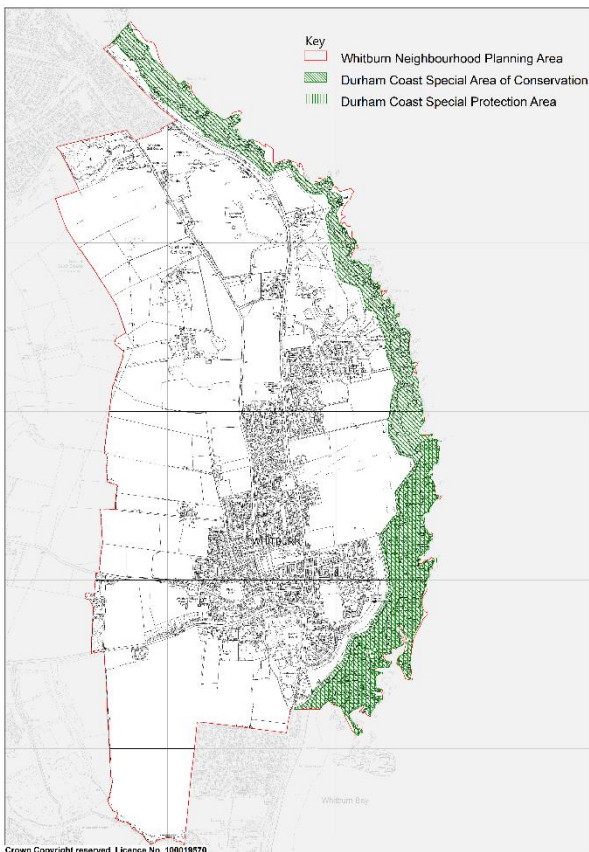


Figure 14 Durham Coast SAC and SPA

5.37 The NPPF states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. A habitats site refers to internationally designated biodiversity sites.

5.38 In response to an identified risk of increased recreation pressure on internationally designated biodiversity sites as a result of new housing, South Tyneside Council has developed an interim recreation mitigation strategy. This Interim strategy is aimed at enabling development, whilst adequately protecting the European sites, in order to be compliant with the Conservation of Habitats and Species Regulations 2017 and the requirements of the NPPF. The interim strategy is described in interim SPD (SPD23). The SPD contains a strategic suite of measures and sets out

developer contributions to fund these measures. The interim SPD applies to all residential development proposals of 10 dwellings or more, within 6km of the European sites.

5.39 A large portion of the coastline in the Whitburn Neighbourhood Area is designated at a national level as the Durham Coast Site of Special Scientific Interest (SSSI). The SSSI shares some features with the international sites, but also has some additional ones, including breeding cormorant, fulmar and kittiwake. These species can be found nesting on the cliffs and rocks within the Neighbourhood Area.

5.40 Local Nature Reserves are sited on land owned by South Tyneside Council. They are declared by the council in partnership with Natural England. The sites are important for wildlife, geology, education or public enjoyment. There are two local nature reserves in the Neighbourhood Area:

<b>Whitburn Point</b>	Whitburn Point Local Nature Reserve is situated in the Whitburn Coastal Park. The reserve was declared in 2003 and is managed by the National Trust. It contains wetland habitats, ponds and more recently, an imitation sand martin nest bank.
<b>Marsden Old Quarry</b>	Marsden Old Quarry Local Nature Reserve is situated in the north of the Neighbourhood Area. The Council acquired the site in the late 1940s for use as a nature reserve. Its history of limestone quarrying left 60-foot high cliffs and these have since been colonised by a host of wildlife.

5.41 Local Geodiversity Sites are sites with substantive geological or geomorphological value that are considered worthy of protection for their educational, research, historical or aesthetic importance. They are equivalent to Local Wildlife Sites and their boundaries may overlap. Local geological sites in the Neighbourhood Area are:

<b>Marsden Limekilns</b>	The site located adjacent to Marsden Quarry comprises parts of a long-abandoned, and partially overgrown, limestone quarry together with a fine group of large disused lime kilns. Conservation work took place to preserve the limekilns in 2016.
<b>Marsden Old Quarry</b>	This site, which is also a Local Nature Reserve, comprises the extensive long-abandoned workings of this former limestone quarry and adjoining areas of Magnesian Limestone Grassland.

5.42 Local Wildlife Sites are sites with substantive nature conservation value. They are defined areas, identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species. Local wildlife sites in the Neighbourhood Area are:

<b>Beacon Hill Quarry</b>	The site lies within Whitburn Golf Course and has a size of 1.1 ha. The habitat is Magnesian limestone grassland, which is a rare habitat in north-east England, together with an area of limestone outcrop.
<b>Whitburn Firing Range</b>	The site is a substantial area (37.4 ha) of heavily grazed pasture grassland on the coastal plain at Whitburn. It holds four firing ranges, dating from the early 1900s, each backed by a bund on the seaward side. The pasture comprises semi-improved neutral grassland. The site is an important winter roosting/loafing site for birds.
<b>Marsden Limekilns</b>	This is a diverse site of 6.3 ha, taking in parts of Whitburn Golf Course, Marsden Limekilns and the strip of land alongside the Coast Road. Habitats present include Magnesian limestone grassland, much of it species rich. This is a rare habitat in north-east England.
<b>Kitchener Road</b>	This small site (0.6 ha) is a narrow strip of uneven horse-grazed pasture north of Kitchener Road. The soils are shallow and there are the remains of a small quarry, from which limestones from the Concretionary Limestone were worked. The vegetation comprises relatively species-rich unimproved neutral grassland, but with a strong influence from the limestone at or near the surface.
<b>Lizard Lane Cutting</b>	Lizard Lane Cutting comprises two road verges on either side of Lizard Lane that are steep and rocky in places. The vegetation is Magnesian limestone grassland, with elements of neutral grassland, which is a rare habitat in north-east England. There is considerable diversity for such a small site (0.2 ha).
<b>Marsden Quarry</b>	The site covers a narrow band of land that skirts the southern and western edges of the working Marsden Quarry, forming a site of 1.5 ha in total. In places coarse neutral grasslands are present, whilst elsewhere areas have been stripped of topsoil to leave thin soils over limestone rock. Over many years these have developed a sparse

	flora with significant elements of Magnesian limestone grassland communities.
<b>Marsden Old Quarry</b>	This site also a Local Nature Reserve and Local Geodiversity Site. The main interest lies in the diverse Magnesian limestone grassland habitats and the associated scrub. Its size is 19.3 ha.
<b>The Leas</b>	The Leas is a large stretch (85.3 ha) of open grassland following the coast from Trow Quarry down to Souter Lighthouse. It is by far the biggest area of botanically rich permanent grassland in the borough and is managed by the National Trust. The area is a complex mosaic of different types of grassland.
<b>Whitburn Point</b>	Also a Local Nature Reserve, Whitburn Point (3.9 ha) was created in around 1990 in association with reclamation of the Whitburn Colliery site. At the same time a Bird Observatory was established to facilitate sea bird watching. Throughout the 1990s three wildlife ponds were created, with associated ditches to feed the ponds. The site also has lowland meadow and pasture, as well as some broadleaf woodland.

5.43 Wildlife corridors link designated sites and other areas of value to nature conservation throughout Tyne & Wear. South Tyneside Council's Local Development Framework seeks to enhance the biodiversity value of wildlife corridors. South Tyneside's primary wildlife corridors run east-west through the Green Belt between South Tyneside and Sunderland, Gateshead and Follingsby, north-south along the coast and along the Rivers Tyne and Don. South Tyneside Council completed a detailed site by site review of the wildlife corridors in December 2020. The results are set out in the report "Wildlife Corridors Network Review". These areas are shown on the Policies Map.

5.44 Two wildlife corridors run through the Neighbourhood Area. The first corridor runs north-south along the coast and is part of the corridor Trow Point to Whitburn Steel. This contains important wildlife areas on the undeveloped coastline, characterised coastal grasslands, maritime cliffs and Magnesian limestone grassland. The second corridor runs inland, from the south-west to the north-east, between Whitburn and Cleadon. This corridor is part of the Cleadon Lane to Marsden corridor, containing Magnesian limestone grassland. The wildlife corridors connect with existing wildlife corridors identified in the Development Plan for the wider area.

5.45 There are various priority habitats present within the area, such as coastal habitats, maritime cliff and slope habitats, and intertidal substrate foreshore rock platform. At Marsden, lowland calcareous grassland and Intertidal substrate foreshore sand can be found. Furthermore, within the Whitburn coastal park and other areas, deciduous woodland is present. Lastly, at the old quarry, woodland and lowland calcareous grassland can be found.



*Figure 15 Whitburn coastal park. Photograph by John Short*

## **POLICY WNP6: GREEN INFRASTRUCTURE ENHANCEMENT AND CONNECTIVITY**

Development proposals which restore, maintain and enhance the connectivity and biodiversity value, landscape value and where relevant, recreational value of the areas of local green infrastructure will be supported. The Green Infrastructure Corridor is shown on the Policies Map.

Green Infrastructure assets in the Neighbourhood Area with potential for expansion and improvement consist of the following:

- Local Green Spaces identified in Policy WNP9;
- England Coastal Path and its immediate hinterland;
- The undeveloped coast;
- Recreational areas and allotments identified in Policy WNP10;
- Areas of woodland, hedgerows, and individual trees;
- Wildlife Corridors identified on the Policies Map;
- Whitburn Coastal Park and the Leas

Areas of woodland, healthy trees and hedgerows should be retained and where necessary, improved, as part of any development proposal. Where development proposals would result in the unavoidable loss of trees or hedgerow, proposals will be supported that seek to replace the trees or hedgerow lost either on the site or elsewhere in the Neighbourhood Area

Green infrastructure may be enhanced through the increase in tree cover and the use of native tree and hedge species. The reinstatement of hedgerows and hedgerow tree will be supported.

Major housing development should incorporate at least one of the following types of Green Infrastructure into the development:

- a) linking to green infrastructure adjacent or nearest to the development site;
- b) the creation and/or enhancement of wildlife corridors through a development site;
- c) the provision of sustainable drainage systems which provide biodiversity benefits;
- d) linking green spaces with walking cycling routes to avoid isolated green spaces.

Such schemes must include details of long-term management and maintenance of any new green infrastructure.

### **Policy Explanation**

5.46 Green infrastructure (GI) is multi-functional and contributes to the social, environmental and economic wellbeing of the Neighbourhood Area. GI comprises various natural capital assets that perform crucial ecosystem services. For instance, green infrastructure can enhance biodiversity, amenity, access and local landscape. It can provide sustainable transport links, food provision (allotments), can incorporate sustainable drainage and can support climate change adaptation and mitigation. Green infrastructure can also support the delivery of net gains for biodiversity. It is therefore crucial to maintain and enhance local GI with high-quality natural capital assets that can perform a

wide range of ecosystem services. GI provides crucial nature-based solutions addressing a wide range of social and environmental challenges and increases social and environmental resilience to withstand any future pressures such as climate change.

5.47 South Tyneside's Green Infrastructure Strategy has identified a strategic GI corridor, which covers much of the countryside around the village of Whitburn. The Neighbourhood Plan has refined the corridor, which is shown on the Policies map. The Strategy also includes assets that have a potential for improvement:

- Whitburn Coastal Park and the Leas;
- The enhancement of tree cover and maintaining the long term viability of the mature trees on the village green and elsewhere through programmes of replacement
- The reinstatement of hedges and hedge trees for landscape and habitat value.

5.48 In addition to this strategic network, there are various important GI assets within the Neighbourhood Area. These assets should be protected and enhanced as they play an important role in supporting the Neighbourhood Area's natural environment. Moreover, the connectivity between the assets, within the strategic network, and between the strategic network and assets needs improving in order to support a healthy flora and fauna.

5.49 Whitburn's heritage character assessment also recognises a need to enhance green infrastructure and provide links to the existing green infrastructure in the area. It identifies three important GI links. Firstly, the coastal area to the north (the coastal park) that forms a wildlife and landscape connection with the Cleadon Hills. Secondly, mature trees and grassed areas along Front Street that provide green links to the surrounding landscape and Cornthwaite Park, thereby increasing ecological and amenity value. Lastly, the green areas south and west of the Conservation Area.

5.50 Government committed to producing stronger new standards for Green Infrastructure in the 25 Year Environment Plan<sup>10</sup>. The Green Infrastructure Standards Framework is expected to be launched in 2022<sup>11</sup>. The Framework aims to improve nature, health and wellbeing, design and climate resilience, as well as contribute to a green recovery. The Framework is also expected to help deliver new policy initiatives, such as biodiversity net gain, green social prescribing and the nature recovery network. Development in the Whitburn Neighbourhood Area will be expected to apply the principles set out in South Tyneside Council's SPD3 on Green Infrastructure and take account of those set out by Natural England once they have been agreed.

5.51 Development should consider Green Infrastructure from the earliest stages of design. It should make use of the multi-functionality of GI in order to maximise its benefits. New GI should:

- Link to existing GI;
- Be accessible, unless this would conflict with its biodiversity value;
- Be used to create a sense of place that reflects the character of the Neighbourhood Area;
- Be integrated with sustainable drainage systems and flood risk management;
- Address management and maintenance for the lifetime of the development.

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<sup>10</sup> Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) (Accessed 22 August 2021).

<sup>11</sup> See: <https://www.tcpa.org.uk/green-infrastructure-standards-recordings> (Accessed 22 August 2021).



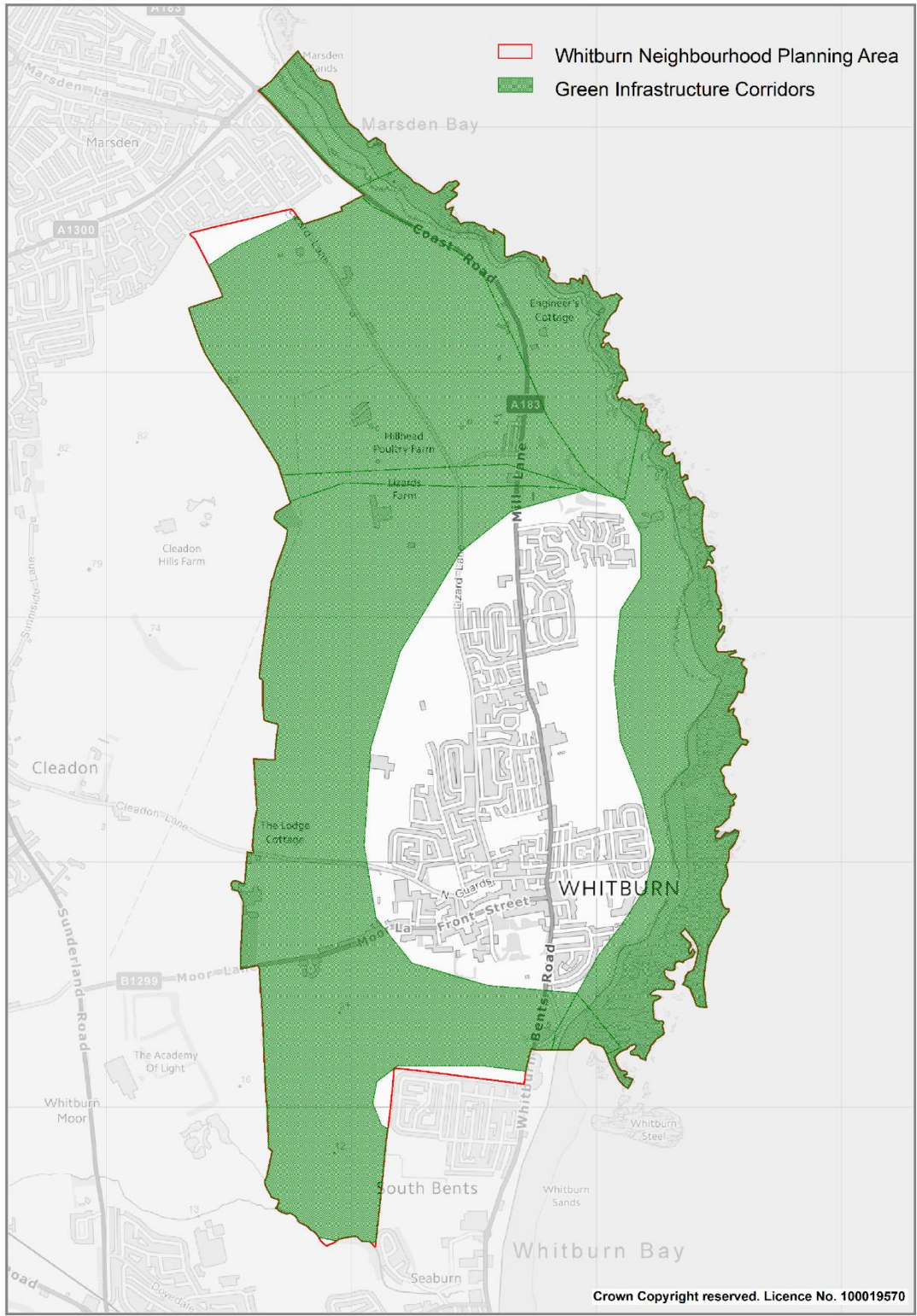


Figure 16 Whitburn Neighbourhood Plan Green Infrastructure Corridor

### **POLICY WNP7: LOCAL LANDSCAPES AND SEASCAPES**

Development proposals should include consideration to the impact of the development on the character of the local landscape. Locally important landscapes are:

- a) Whitburn Coast, including the Whitburn Coastal Park, the former rifle ranges, coastal areas, The Leas, Whitburn Sands.
- b) Lower slopes of Cleadon Hills to the north west of Whitburn, including magnesian limestone outcrops and quarry, agricultural land and nature reserves.
- c) Whitburn Moor – gently sloping mainly agricultural land.

Proposals leading to the conservation of these local landscapes, the coastal areas and the rural setting of Whitburn will be supported. Opportunities for landscape enhancement should be taken wherever possible.

### **Policy explanation**

5.52 Whitburn's character is for an important part derived from its local landscape that surrounds the built-up area. Feedback from residents during consultation events shows that the community greatly values the rural and coastal character of the area and want to ensure that Whitburn remains a village with its own unique identity within the local authority and wider region.

5.53 Alongside community consultation, several documents have been used to establish what landscape and seascape areas are most important locally. The South Tyneside Landscape Character Assessment identifies the landscape areas around Whitburn village. It also sets out guidelines to assist in the conservation of the distinctive features. The Shoreline Management Plan (SMP2 – 2007) provides guidance on the coastal area.



## **POLICY WNP8: LOCAL GREEN SPACES**

The sites listed below and shown on the Policies Map are designated as areas of Local Green Space. Inappropriate development should not be approved except in very special circumstances.

- LGS1: Village Green at North Guards
- LGS2: Open spaces at west of Church Lane and south of Front Street
- LGS3: Whitburn Point Nature Reserve
- LGS4: Whitburn Coastal Park, Mill Lane
- LGS5: The Leas, Coast Road
- LGS6: Rifle Ranges, Mill Lane
- LGS7: Marsden Old Quarry

### **Policy explanation**

5.54 Paragraphs 101 and 102 of the National Planning Policy Framework give local communities the opportunity to identify and protect areas of green space which are special to the local community. A number of criteria must be met, and most green spaces will not be suitable for allocation as Local Green Space. In order for land to qualify as Local Green Space it must meet the following tests which are set out in the NPPF:

- Be in reasonably close proximity to the community it serves;
- Be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife and;
- Be local in character and not an extensive tract of land.

5.55 The sites listed in Policy WNP8 and shown on the Policies Map are designated as areas of Local Green Space, which will be protected in a manner consistent with the protection of land within Green Belts as set out in the policy. The Local Green Spaces have been chosen based on community consultation, and the extent to which the spaces meet the criteria set out in the NPPF. The full assessment of Local Green Spaces can be seen in the evidence base documents.

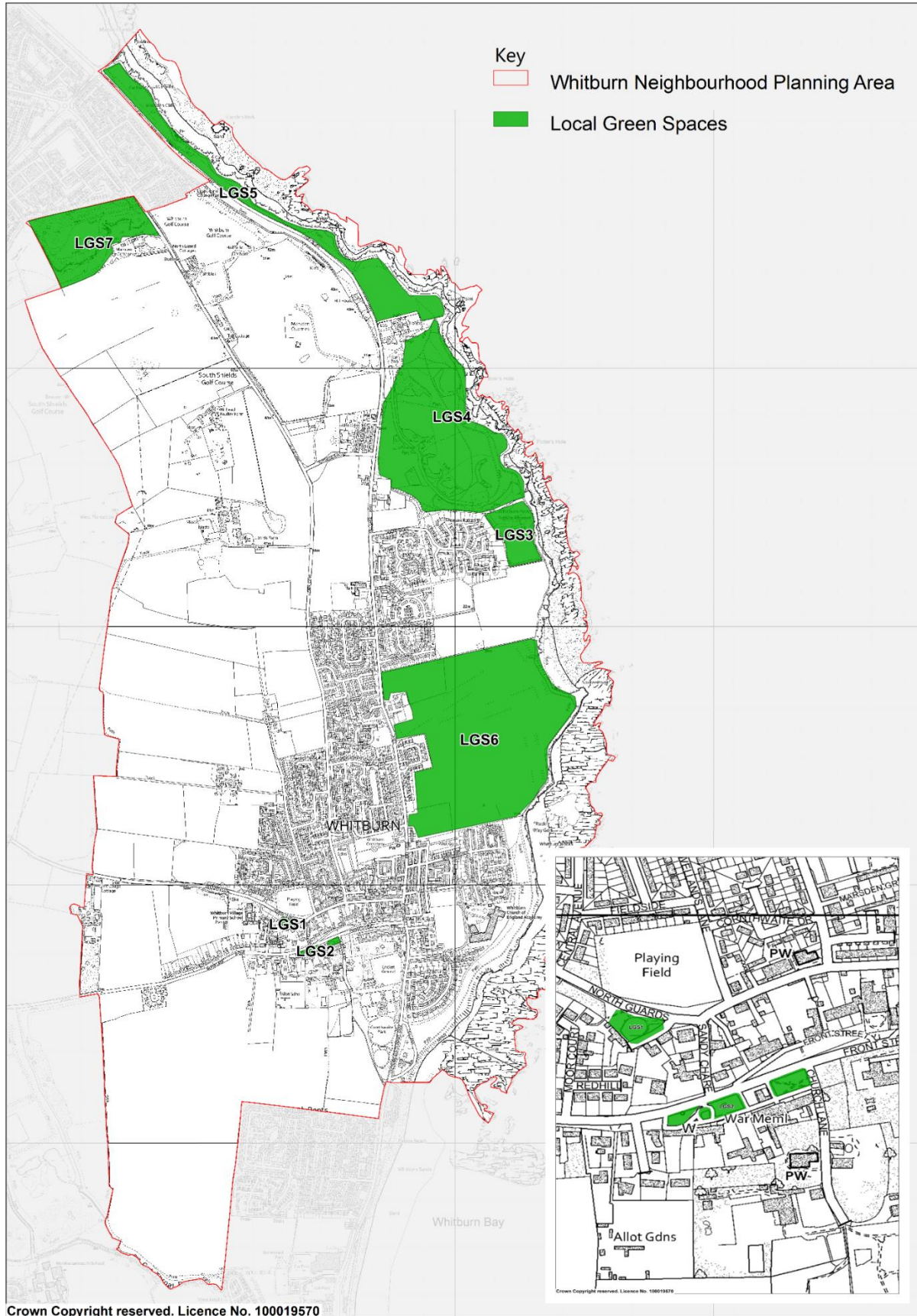


Figure 17 Local Green Spaces

## **POLICY WNP9: RECREATIONAL FACILITIES AND ALLOTMENTS**

Proposals leading to the loss of the following recreational facilities and allotments will not be supported, unless it can be demonstrated that the facility is no longer needed or alternative provision of equivalent or enhanced size and quality is made in an equally accessible location within the Neighbourhood Area.

Recreational facilities and allotments are shown on the policies map and identified below:

### **Recreational facilities**

- a) Whitburn Cricket Club, East Street
- b) All recreational facilities at Cornthwaite Park
- c) Whitburn Golf Club
- d) Whitburn Angling Club
- e) Football Fields, Cleadon Lane
- f) Playground at Mill Lane/Kitchener Road
- g) Recreation Ground at North Guards

### **Allotments**

- h) Highcroft Park, Lizard Lane
- i) Ash Grove
- j) Myrtle Ave
- k) Marina Terrace
- l) Arthur Street
- m) Whitburn Front Street allotments

## **Policy Explanation**

5.56 The Whitburn Neighbourhood Area contains many valued and well-used recreational facilities and allotments. The local recreational facilities are as follows:

- Whitburn Cricket Club's ground was originally part of Whitburn Hall gardens and has always had an attractive and historically interesting setting. It was formed as a cricket club in 1862 and continues today with 4 senior teams, 7 junior teams and a girl's and ladies' section. Training is held regularly including children's holiday lessons. The Pavilion is licenced and is also used for social events holding up to 100 people.
- Cornthwaite Park was created in 1953 by Boldon Urban District Council and contains a play area, 2 bowling greens, 2 tennis courts, a multi-use games area and a pavilion as well as flower beds, trees and wildflower areas and car parking. The park is universally used by walkers and is an attractive link from the village green to the coast. In summer, events are held such as Whitburn Carnival, concerts, and art exhibitions.
- Whitburn Bowling Club in Cornthwaite Park was established in 1964 and has about 48 members. It is affiliated to Bowls Durham and members play in local leagues and use the pavilion for social events as well as changing facilities.
- Whitburn Golf Club on Lizard Lane Whitburn was formed in 1930 on rented land and then bought from Harton Coal Company, with the current course being laid out in 1994. It is noted for the limestone walls and fossil inclusions. The club house with both upstairs and downstairs



lounges is used for catering and social events (including quiz nights and bridge club) as well as changing facilities. It also has a Pro Shop and has approximately 500 members.

- Whitburn Angling Club has been in existence for local people for about thirty years following a long history of fishing in the village. It consists of a boat storage yard and boat shed with simple facilities for meeting and repair of boats. Fishing competitions and meets are arranged frequently attended by about 40 people.
- Whitburn and Cleadon Football Club is located in Cleadon Lane. Several teams, junior and senior, with about 50 players, trainer, and manager, play in the Team Valley Carpets 2nd Division every weekend in the season.
- Recreation Ground at North Guards / Wellands Lane was donated by Eleanor Barnes in 1897. It comprises three acres of ground with protected walls and restricted leisure use.
- The playground at Mill Lane/Kitchener Road is located at the junction of Mill Lane and Kitchener Road and provides an important play space for the north of the village.

5.57 There are five council-owned allotments in Whitburn. One of these, Marina Terrace, is a self-managed co-operative site. Applications for a council-owned plot are through the local authority, apart from Marina Terrace, which has a separate waiting list. There is one private site at Front Street, south of Orchard Gardens. Currently, the council's waiting list is four to eight years, depending on the allotment site. The allotment sites in Whitburn are:

- Highcroft Park, Lizard Lane, 32 plots, totalling 7128m<sup>2</sup>
- Ash Grove, 5 plots, totalling 630m<sup>2</sup>
- Myrtle Avenue, 24 plots, totalling 3008m<sup>2</sup>
- Marina Terrace, 24 plots, totalling 6294 m<sup>2</sup> (managed by a co-operative)
- Arthur Street, 27 plots, totalling 8920 m<sup>2</sup>
- Whitburn Front Street allotments, south of Orchard Gardens (privately owned)



Figure 18 Recreation Ground. Photograph by John Short

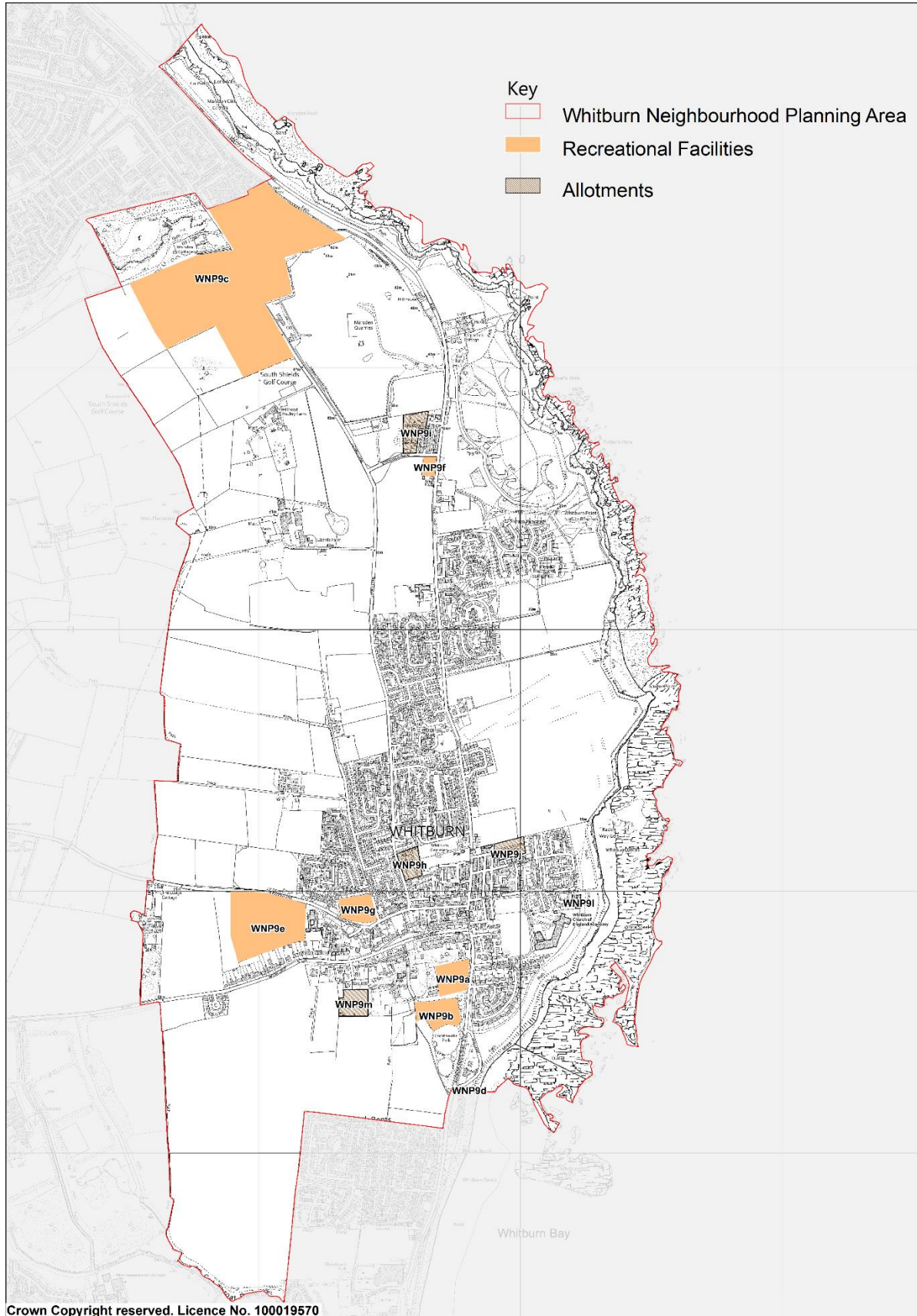


Figure 19 Recreational Facilities and Allotments



## Whitburn village centre

### **POLICY WNP10: COMMUNITY FACILITIES**

Proposals for development leading to the loss of the community facilities identified below will not be supported unless it can be demonstrated that the facility:

1. Is no longer required by the community; or
2. Is no longer viable; or
3. That there is an alternative similar facility in Whitburn.

permitted unless it can be demonstrated that the facility is no longer required by the community. Proposals for the expansion and/or extension of existing community facilities, and the provision of new community facilities will be supported provided the proposals are in accordance with other policies in the development plan.

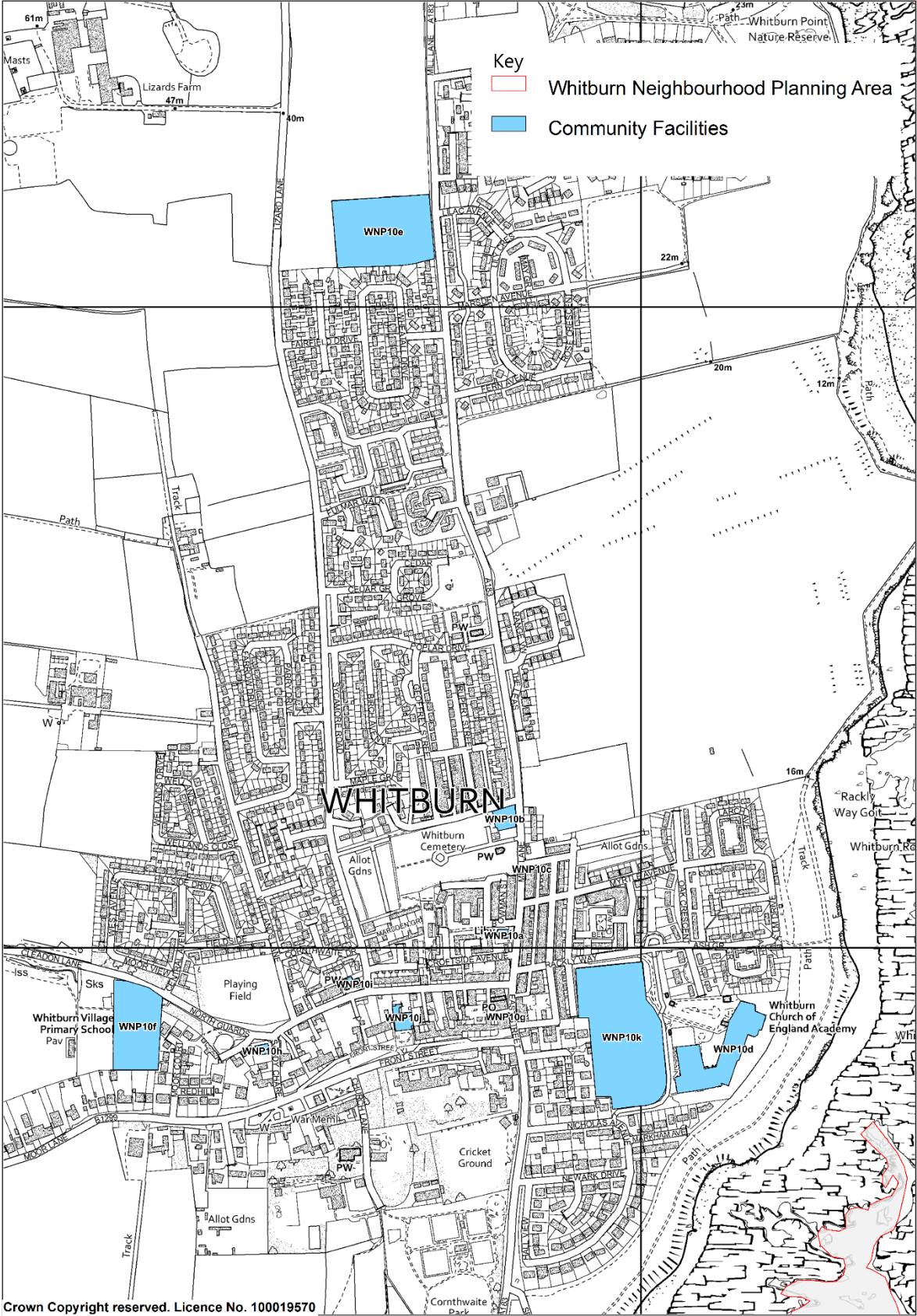
The following are identified as community facilities in the Whitburn Neighbourhood Area and are shown on the Policies Map:

- a) Whitburn Community Library, Hedworth Terrace
- b) Whitburn Surgery, Bryers Street
- c) Dentist, Marina Terrace
- d) Whitburn Academy, Rackley Way
- e) Marsden Primary School, Mill Lane
- f) Whitburn Village Primary School, Cleadon Lane
- g) Barnes Institute, East Street
- h) Parish Church Hall, Sandy Chare
- i) Methodist Church and Hall, North Guards
- j) Whitburn Club, Front Street
- k) Whitburn Academy Facilities, Rackley Way

### **Policy Explanation**

5.58 The policies seek to protect the facilities identified in the body of the policies. Where a change of use is proposed affecting one of the identified community facilities, the applicant will be required to demonstrate that the use is no longer required, no longer viable, or demonstrate that there is an alternative similar facility within the village. To demonstrate that a facility is no longer required, this could be carried out through a public consultation event, for example. To demonstrate that a facility is no longer viable, the applicant would be required to market the facility as an ongoing concern for a period of time (at least 6 months), at a realistic price, to demonstrate that the facility cannot be taken over by another owner and run as a going concern.

5.59 There is strong support for the provision of new facilities within Whitburn and also for the protection and improvement of existing facilities.



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Figure 20 Community Facilities

### **POLICY WNP11: WHITBURN VILLAGE CENTRE**

The boundary of Whitburn Village Centre is identified on the Policies Map as East Street (A183 from Eastfields in the south up to Myrtle Avenue in the north), Front Street (B1299 around the green oval that forms the junction with the A183 ) and North Guards (up to Chick's Lane).

Within Whitburn village centre the loss of existing retail units to uses outside Class E will not be supported, unless it can be demonstrated that the new use will protect and/or enhance the vitality, viability and diversity of Whitburn village centre by way of provision of local employment opportunities or community facilities in accordance with Policy WNP10.

Proposals should ensure that physical works to the building preserve the traditional character of Whitburn village centre, and retain or are sympathetic to historic features on the buildings, such as shop fronts, where they exist.

Proposals for development within Whitburn village centre should demonstrate that the proposed development will not lead to significant adverse impacts by way of unacceptable levels of additional traffic, on-street parking pressure, noise, fumes, smell or other impacts on the amenity of neighbouring businesses and residents.

Proposals to improve the public realm through the provision of improved infrastructure for pedestrians and people with disabilities, planting, and provision of seating areas and outdoor public space in Whitburn village centre will be supported.

### **Policy Explanation**

5.60 Changes to shopping habits have resulted in the loss of some of the retail units in Whitburn and an increase in the number of empty shops. Although it is outside the scope of this Plan to bring about new retail units, the loss of existing retail units where planning permission is required will not be supported unless the applicant can demonstrate the benefit of the proposal in terms of the matters set out in that policy. The recent changes to the Use Classes Order now means that planning permission is not required for changes within the new Class E. Class E now incorporates previous use classes A1, A2, A3, and B1 (and planning permission is therefore not required for these changes). Class A4 (drinking establishments) and A5 (hot food takeaway) uses are now 'sui generis' meaning that planning permission is required to change from Class E to those uses.

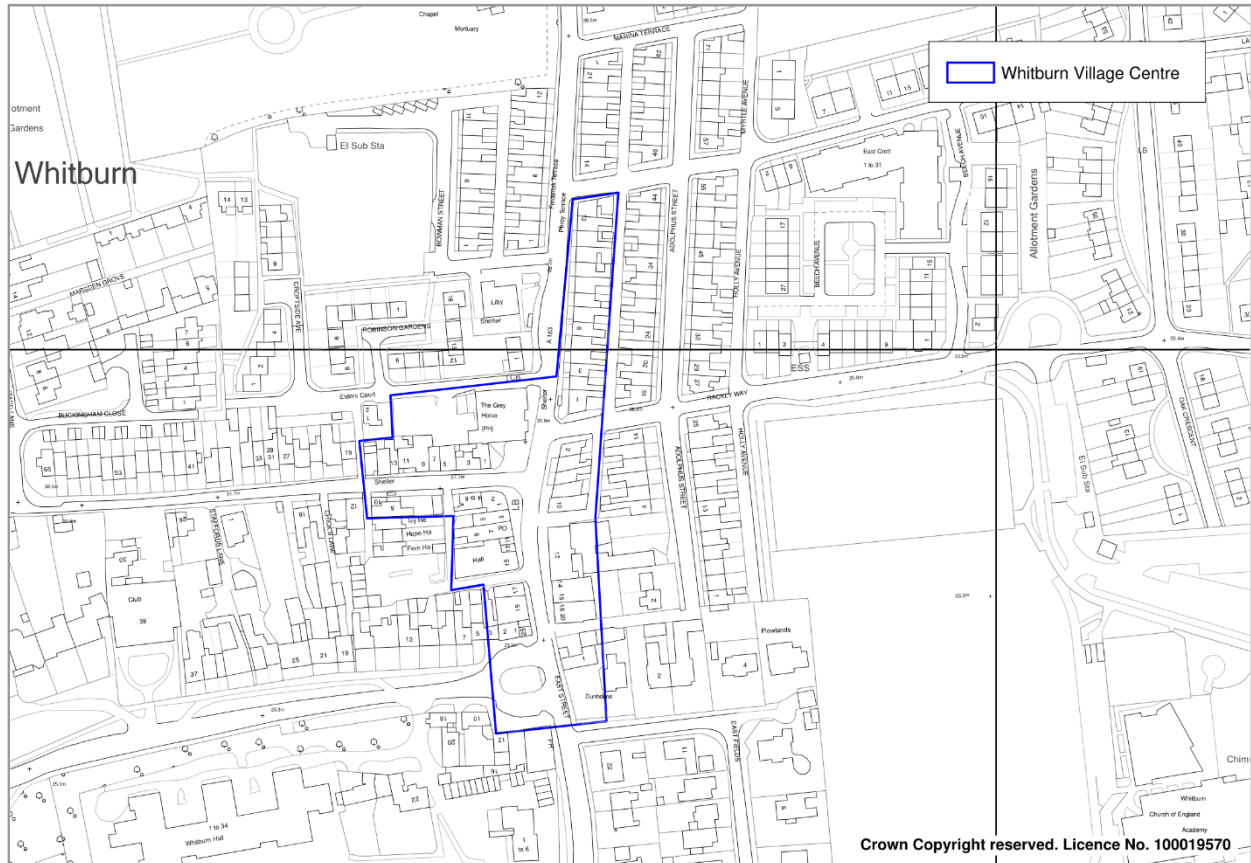


Figure 21 Whitburn Village Centre

5.61 Consultation revealed that people would really like to see local shops thrive. The local shopping centre is an important place for people to acquire goods and services, without the need to travel far. It greatly supports the economic and social wellbeing of the neighbourhood area.

- 5.62 To measure the 'vitality and viability', consideration should be given to the following:
- Likely footfall to be generated by the proposed development (an increased footfall is likely to be a significant benefit to the village);
  - Impact of the proposed development on the street scene and appearance of the area (improvements to street scene will lead to increased footfall and visits);
  - Uses which may provide a 'mix' – for instance, a shop may have an 'online' presence, but continue other compatible village centre uses within the premises;
  - Uses which have a community benefit;
  - Likely additional employment to be generated by the new use;
  - Accessibility of the proposed development for all users.

5.63 There is support for improvements to the public realm in Whitburn. This could mean improvements to paving, disability friendly paving, improvements to crossings and pedestrian access; provision of seating areas, planters, and works of art on the street with a view to making the village centre a place where the community will feel comfortable to congregate.

5.64 South Tyneside Council has developed an SPD on Hot Food Takeaways and Health (SPD 22). The SPD contains policies that restrict the location of hot food and takeaways (Planning Use class A5),



such as fish and chips shops, pizza shops and Chinese and Indian takeaways. The SPD states that planning permission will not be granted for A5 Uses in areas where the level of obesity in Year 6 pupils is over 10%. Additionally, outside of designated town and district shopping centres, proposals for new A5 hot food takeaway uses will only be permitted where the premises are not within 400m of a secondary school boundary.

5.65 In Whitburn and Marsden, the level of obesity in year 6 was 27.3% for the year 2015/2016. Furthermore, Whitburn Village Centre falls within 400 metres of Whitburn Academy. Therefore, local planning policy restricts permission for new hot food takeaways in Whitburn.



Figure 22 Whitburn village centre. Photograph by John Short



## Infrastructure

5.66 Policies in this section relate to Transport Infrastructure and Sewage and Water Treatment Infrastructure in the Neighbourhood Area. Many aspects of transport infrastructure are outside the remit of a Neighbourhood Plan. However, there was a strong desire in the local community to improve pedestrian and cycle infrastructure in the Neighbourhood Area and reduce the impact of traffic. Some of these matters are best dealt with through community projects and liaison with the Local Highways Authority.

5.67 Large volumes of sewage are discharged into the environment each year from the sewage system that serves the Whitburn Neighbourhood Area<sup>12</sup>. These discharges are causing environmental damage to the foreshore of the Whitburn coastline<sup>13</sup> and the bathing waters at Marsden<sup>14</sup> (Part of the designated neighbourhood area) due to sewage pollution. These discharges contravene the Urban Waste Water Treatment Regulations 1994<sup>15</sup> and the European Union (EU) Urban Waste Water Treatment Directive 1991 (91/271/EEC)<sup>16</sup>.

5.68 This policy supports and builds upon existing national legislation and policy, existing local policy, and community actions<sup>17</sup>.

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<sup>12</sup> See Annex A of Sewage Policy supporting document

<sup>13</sup> See Section 2 of Sewage Policy supporting document

<sup>14</sup> Marsden bathing waters have failed to achieve Blue Flag status for the last 5 years. [Bathing water profile \(data.gov.uk\)](#)

<sup>15</sup> Available at <https://www.legislation.gov.uk/uksi/1994/2841/contents/made>

<sup>16</sup> Available at [https://ec.europa.eu/environment/water/water-urbanwaste/legislation/directive\\_en.htm](https://ec.europa.eu/environment/water/water-urbanwaste/legislation/directive_en.htm)

<sup>17</sup> Section 104 of the Water Industry Act 1991; South Tyneside Core Strategy (2007) Policy EA5 Environmental Protection and EA6 Planning for Waste (clause c); South Tyneside Core Strategy 2007 policy ST2. Sustainable Urban Living (clause d); South Tyneside Strategic Flood Risk Assessment and Preliminary Flood Risk Assessment; Whitburn Neighbourhood Forum Community Action Plan (1) 'Reducing Sewage Pollution at Whitburn'.

## **POLICY WNP12: SEWAGE AND DRAINAGE INFRASTRUCTURE**

The net increase in wastewater generation and the impact on the local sewage and drainage network must be carefully considered in any new development proposal. Development will be supported where it is demonstrated that its surface water drainage will not add to existing site runoff or cause any adverse impact to neighbouring properties and the surrounding environment.

Planning proposals will not be supported unless it can be shown by rigorous analysis that there is sufficient capacity in the local sewerage system and that any new connections will not increase the risk of system back up/flooding or cause any adverse impact to the neighbourhood area environment.

Development is encouraged to incorporate Sustainable Urban Drainage (SuDS), with run-off rates no greater than greenfield sites and designed, where possible, to contribute towards the landscaping and biodiversity of the development and with provision made for future maintenance. The hierarchy of discharge option preference is:

1. Soakaway or other infiltration system;
2. Discharge into a watercourse;
3. Discharge to surface water sewer;
4. Discharge to combined sewer.

Proposals which allow surface water drainage into the combined sewer system will only be supported if the developer can demonstrate that the proposal is unable to make proper provision for surface water drainage to ground, watercourses or surface water sewers.

Developments are strongly encouraged to have appropriate regard to existing and emerging relevant local evidence, including South Tyneside's Surface Water Management Plan, Flood and Coastal Risk Management Strategy, Strategic Flood Risk Assessment and Preliminary Flood Risk Assessment.

### **Policy explanation**

5.69 For over 20 years the Whitburn Neighbourhood Area has suffered from sewage pollution which has had a damaging effect on the coastline and bathing water of the neighbourhood area. In light to moderate rainfall sewage is pumped from the Whitburn Storm Interceptor Tunnel through a long sea outfall at Whitburn Steel into the North Sea, with an average of almost 500,000 tonnes discharged each year<sup>18</sup>. This sewage pollution affecting Whitburn was identified in a European Court Judgement ( case C301/10<sup>19</sup>) which remains extant.

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<sup>18</sup> Over the last 24 years an average of 472198.7 tonnes of sewage was pumped to sea at Whitburn (Figures supplied by the Environment Agency). See Annex A of Sewage Policy supporting document.

<sup>19</sup>Available at:

<http://curia.europa.eu/juris/document/document.jsf?text=&docid=128650&pageIndex0&doclang=EN&mode=lst&d ir=&occ=first&part=1 &cid=419039> (Accessed 04 August 2021).

5.70 Sewage also spills, during rainy periods, from a Combined Sewer Overflow at Marsden where the designated bathing water is located. (In 2020, 13 pollution risk warnings were issued for this bathing water<sup>20</sup>).

5.71 Analysis has shown that these discharges are taking place almost every time it rains<sup>21</sup> as the rain pours in to the antiquated combined sewer network, vastly increasing the volume of sewage flows. This analysis has been made available for developers to use as a benchmark to conduct their own rigorous analysis to support their applications.

5.72 The Water Framework Directive (WFD) was established to ensure that all inland and coastal waters would reach “good ecological status”. It is important that the neighbourhood plan looks to address this issue as sewage collection and treatment is a material planning consideration.

5.73 New development proposals in the neighbourhood area should be able to demonstrate that they will not lead to flows of sewage being discharged into local watercourses and the North Sea and it can be demonstrated that the development will not lead to an increase in the volumes of sewage entering the Whitburn Storm Interceptor Tunnel or from the Marsden Combined Sewer Overflow.

5.74 Approval from the Local Lead Flood Authority is required for drainage designs for surface water. SuDS are required by national policy for major development.

5.75 If new outfalls to ordinary watercourses are proposed the Local Lead Flood Authority would be the main authority for construction, however any discharge permits would need to be applied for to the Environment Agency.

5.76 Section 104 of the Water Industry Act 1991 provides a mechanism for newly-constructed private sewers and pumping stations to be ‘adopted’ by the water authority, who will then maintain them at their own expense. A developer may make pre-application enquiries with the water authority to confirm ownership of assets on completion and during the design phase to satisfy planning conditions.

5.77 Whitburn Forum intend to continue to work with other stakeholders to reduce the current levels of sewage pollution in the Neighbourhood Area and a Community Action Plan has been prepared to work outside the remit of the Neighbourhood Plan and address sewage pollution at a strategic level.

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<sup>20</sup> DNA analysis on the water samples showed that both human and seabird sources are contributors to reduced water quality at Marsden. Also see: [http://environment.data.gov.uk/bwq/profiles/profile.html?\\_search=marsden&site=ukc2204-05400](http://environment.data.gov.uk/bwq/profiles/profile.html?_search=marsden&site=ukc2204-05400) (Accessed 04 August 2021).

<sup>21</sup> See section 2 of Sewage Policy Supporting Document – Analysis of the Whitburn sewage system.



Figure 23 Beach at Whitburn. Photograph by John Short

### **POLICY WNP13: TRANSPORT INFRASTRUCTURE**

Proposals for major housing development should where feasible, include links to existing or proposed pedestrian and cycle access to Whitburn village centre in such a way that it is a realistic form of transport to access those facilities. Where required, these measures will be secured through a legal agreement.

Proposals for the improvement of and extension to the existing network of cycleways, footpaths and bridleways will be supported to improve access to the village centre, green spaces, open countryside and Seaburn and East Boldon Metro Stations. The following routes are to be prioritised:

- i. Improvement of the Coast Road and Mill Lane cycleway
- ii. Connecting existing cycleways to provide an uninterrupted cycleway north / south;
- iii. Providing a cycleway to connect Whitburn to Cleadon through Moor Lane and Cleadon Lane;
- iv. Providing a footpath on Lizard Lane and Kitchener Road.

Development proposals should avoid the loss of existing footpaths and cycle paths.

### **Policy explanation**

5.78 Re-shaping transport systems has enormous potential to enhance quality of life. Better facilities for walking, cycling and public transport, alongside reductions in car traffic, can create a cascade of benefits, including improved public health, improved air quality, more hospitable public spaces, greater footfall to support village centre uses and reduced economic losses from congestion. At the same time these measures will help meet environmental commitments: the transport sector is responsible for approximately 36% of all UK energy use, and 23% of CO2 emissions, so reducing car usage can bring significant savings.

5.79 For new development, changes of use and alterations to existing buildings, the transportation and accessibility outcomes of development needs to be set out as part of a planning application. This information is used to assess the suitability of the development and to ensure it is in accordance with policy and other related guidance.

5.80 Where a development is likely to have significant transportation implications, a Transport Assessment (TA) and Travel Plan (TP) should be prepared. Government guidance sets out the circumstances where Transport Assessment and Transport Statement should be prepared and the matters to be addressed. These documents are used to determine whether the impact of the development is acceptable, in highways and transportation terms. For a development of dwelling houses above 80 units a TA and a TP are required. For between 50 and 80 units a TS and TP are required. The Transport Assessment or Transport Statement should give consideration to the implications of the traffic from the development on the following junctions:

- a) Junction at Kitchener Road: A183
- b) Junction at Front Street: East Street
- c) Junction at Wellands Lane: North Guards



- d) Junction at Moor Lane: A1018
- e) Junction at Cleadon Lane: A1018

5.81 The Whitburn Neighbourhood Forum have contributed to the South Tyneside Local Cycling and Walking Investment Plan consultation process which looks to improve Whitburn's walking and cycling networks. Development will be encouraged to provide links with safe walking and cycling routes to the village centre, facilitating access to schools, the surrounding countryside and nearby metro stations - minimising the need for car use. The loss of existing footpaths and cycleways will be resisted.

5.82 New development should be built round the idea of a walkable village with integrated adequate pathways directly connecting to the centre of the village.



Figure 24 Footpath in Whitburn

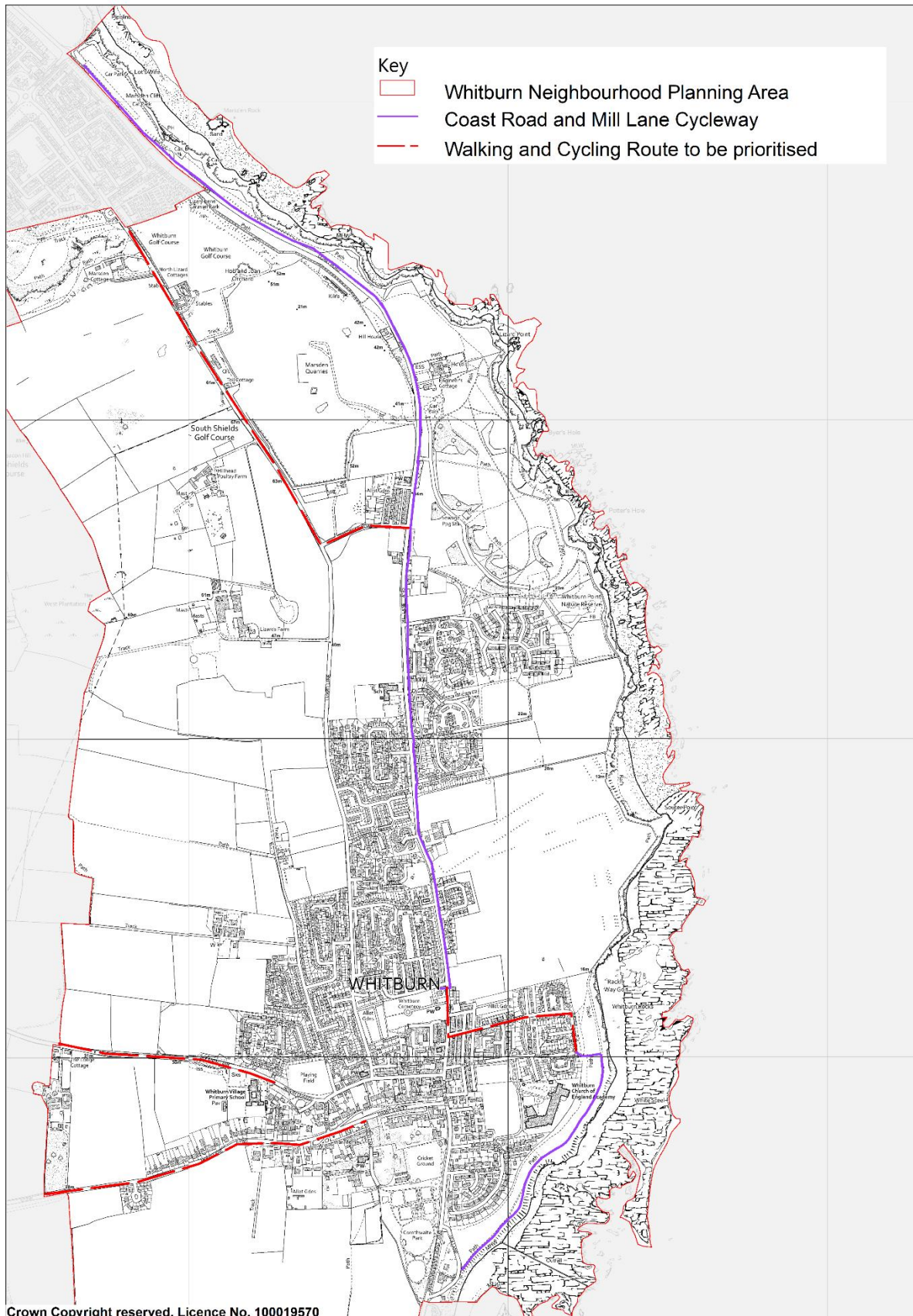


Figure 25 Walking and Cycling Route to be prioritised



#### **POLICY WNP14: AIR QUALITY**

Proposals will be supported where they can demonstrate that the proposal contributes to the improvement of air quality or where the proposal does not;

- a) Lead to further deterioration of air quality; Or
- b) Create any new areas that exceed air quality limits.

Development within 200 metres of the A183 and B1299 is encouraged to undertake an air quality assessment.

#### **Policy explanation**

5.83 Humans can be adversely affected by exposure to air pollutants in ambient air (outdoor and indoor). The human toll for poor air quality is worse than for road traffic accidents, making it the number one environmental cause of premature death in the EU. It also impacts the quality of life due to asthma or respiratory problems. Air pollution causes also lost working days, and high healthcare costs, with vulnerable groups such as children, asthmatics and the elderly the worst affected. It also damages ecosystems through excess nitrogen pollution (eutrophication) and acid rain.

5.84 NPPF paragraph 186 includes a national policy on air quality. It states that:

*"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement."*

5.85 Policy EA5 of South Tyneside's Core Strategy requires new development to act to reduce levels of pollution, environmental risk and nuisance throughout the Borough. Clause D requires new development to ensure that its individual and cumulative effects do not breach noise, hazardous substances, or pollution limits. The Validation of Planning Applications in Tyneside 2019 sets out the types of development that will require Air Quality Assessments. Furthermore, as well as to, as all of these form important context for the policy.

5.86 The Whitburn Neighbourhood Plan Air Quality Assessment shows that traffic through Whitburn contributes to poorer air quality within 200 metres of main roads, which are the A183 and B1299. An automatic traffic counter shows large numbers of motorised vehicles using the A183, with peaks occurring during weekends and school pick-up and drop-off times<sup>22</sup>.

5.87 Diffusion tubes are used to monitor levels of nitrogen dioxide (NO<sub>2</sub>). They are changed monthly and sent to an accredited laboratory for analysis. In Whitburn there is a diffusion tube located near the Jolly sailor Public House. Diffusion tubes are a very cost-effective method of characterising air quality in an area. Whilst they do not give real time data, they do provide an indication of whether

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<sup>22</sup> 7,645 vehicles each weekday rising to 7,823 vehicles every Saturday and Sunday

further investigation into air quality is required in an area<sup>23</sup>. These are latest levels of NO<sub>2</sub> recorded near the Jolly Sailor<sup>24</sup>:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2016</b>	47.68	42.74		26.5			23.2	25.9		33.7	39.72	40.41
<b>2017</b>	40.83	29.01	35.4	27.9	25.2	25	23		26.9	27.3	34.2	36.87
<b>2018</b>	25.96	26.29	29.8	25.4	26.1	22.1	25.1	22.8	18.5	28.2	33.44	30.55
<b>2019</b>	35.9	33.8	26.8	32.8	21.6	23.5	25	19.8	23.5	31.3		19.8
<b>Average</b>	<b>37.59</b>	<b>32.96</b>	<b>30.7</b>	<b>28.1</b>	<b>24.3</b>	<b>23.5</b>	<b>24.1</b>	<b>22.8</b>	<b>22.9</b>	<b>30.1</b>	<b>35.79</b>	<b>31.908</b>

5.88 There are months, particularly in the winter, when levels near or slightly over the limit have been recorded. NO<sub>2</sub> data is often higher during winter months due to weather conditions and pressure. In winter, when the ground is cold and there is little wind, emissions are trapped near to the ground<sup>25</sup>. Air pollution in the winter will therefore worsen during periods of air stagnation when pollution from local sources will accumulate<sup>26</sup>. Overall, the figures show that emissions are an issue in Whitburn and this policy has been developed to tackle this.

5.89 Our clean air policy therefore aims to reduce harmful emissions, in particular from traffic in the Whitburn Neighbourhood Area, with a view to reducing their impact on human health and the environment. The policy is designed to achieve levels of air quality that do not give rise to significant negative impacts on, and risks to, human health and the environment.

<sup>23</sup> The legal limit value that must be adhered to for nitrogen dioxide (NO<sub>2</sub>) is an annual average of 40µg/m<sup>3</sup>.

<sup>24</sup> Diffusion tubes are supplied and analysed by Gradko International Ltd, Winchester, Hampshire. The preparation method used is 20% triethanolamine TEA and acetone.

<sup>25</sup> M. Grundström et al. (2011) 'Urban NO<sub>2</sub> and NO pollution in relation to the North Atlantic Oscillation NAO'. Atmospheric Environment, 2011; 45 (4): 883.

<sup>26</sup> Defra's Air Quality Expert Group (2004) 'Nitrogen Dioxide in the UK'. Available at: <https://uk-air.defra.gov.uk/library/assets/documents/reports/aqeg/chapter3.pdf> (Accessed 04 August 2021).

## 6 MONITORING AND REVIEW

6.1 Effective monitoring by Whitburn Neighbourhood Forum is essential to ensure that the Neighbourhood Plan is truly achieving sustainable development in the Neighbourhood Area. It also provides information to establish whether policies are effective, and whether there are changes needed to policies in the longer term.

6.2 The Whitburn Neighbourhood Plan sets out the long-term spatial vision for the area with objectives and policies to deliver that vision in the period up to 2036.

6.3 Decision making on planning applications rests with South Tyneside Council who have their own monitoring procedures in place. The Neighbourhood Forum will, however, undertake its own monitoring to evaluate the level of progress being made towards delivering the vision of the Plan.

### Review

6.4 The Whitburn Neighbourhood Plan will likely be 'made' before the new Local Plan for South Tyneside is adopted. It may therefore be necessary to review the Neighbourhood Plan considering any significant policy shifts. However, the Plan has been developed in partnership with South Tyneside Council and it is anticipated that the emerging Local Plan will be well aligned with the Neighbourhood Plan.



## 7 COMMUNITY PROJECTS

7.1 During the consultation process of the Neighbourhood Plan, a number of community concerns were identified that cannot be addressed through the planning system. They can, however, become 'Community Projects'. Five Community Projects have been identified and are described below. This section does not form part of the neighbourhood development plan.

7.2 The A183 is the only major road that connects South Shields to Sunderland. It is a single carriageway and is subject to coastal erosion at the north end of the village. The village centre is compact and difficult to navigate with large vehicles. CP1 aims to reduce the impact of traffic congestion, air pollution and coastal erosion by limiting the size of vehicles on the A183 from Marsden to Seaburn.

Community Project	Description
CP1	Limiting the size of vehicles travelling through the village

7.3 There are certain roads within the village that are overused due to their vicinity to public buildings and can be a source of endangerment to both school children and aged village residents. CP2 aims to introduce traffic calming measures to reduce the dangers that these roads can create to the general public.

Community Project	Description
CP2	Traffic calming measures on certain roads

7.4 Public parking within the village is greatly limited. Most parking available is along side streets, which can create traffic congestion. CP3 aims to identify spaces that can be used for designated public parking.

Community Project	Description
CP3	Parking in the village centre

7.5 The quarry at Marsden has a limited life and is expected that the current permitted reserves will be exhausted by the early 2020s, after which restoration could take place. CP4 aims to identify a future utilisation for the site of the quarry when its useful life comes to an end, so that it can contribute to the social and environmental wellbeing of the neighbourhood area.

Community Project	Description
CP4	The future of the quarry

7.6 This Community Project is related to CP1. During the rush hour traffic congestion in the village is exacerbated by the traffic lights at the junction of the A183 and the B1299. The A183 is a commuter route between South Shields and Sunderland and the B1299 is a collector road from the village of Cleadon. CP5 aims to look at means of reducing the amount of traffic during rush hour and alleviate air pollution.

Community Project	Description
CP5	Tackle traffic congestion during rush hour

7.7 The Whitburn Lodge is currently an empty building. Hope House is part of the lodge and has historical interest. The site is in Green Belt, but this might be deleted in the forthcoming Local Plan, after which residential development could take place. As this site is an important gateway to the village, the Forum wants to work in close collaboration with any developer on the design for this site. In addition, the Forum wants to ensure that any development meets the needs of Whitburn's residents.

Community Project	Description
CP6	Collaborate on potential development of the Whitburn Lodge site



Figure 26 Whitburn Lodge. Photograph by John Short

## APPENDICES

Appendix A: List of non-designated heritage assets

Appendix B: List of designated heritage assets

Appendix C: Properties with Article 4 Directions

Appendix D: Evidence documents

Appendix E: Glossary of Terms

## Appendix A: List of non-designated heritage assets

### 1) Whitburn Methodist Church, North Guards

Built in 1881, it replaced a Wesleyan Chapel that was established in 1812. The church is in small, pleasant, well-kept grounds enclosed by a low stone wall with decorative cast iron railings. The handsome building has a simple form and a strong Arts & Crafts influence. Its rich, deep character comes from an attention to detail and use of good natural materials - rock face sandstone with red sandstone dressings, Westmorland slate roof, lancet windows and doors, and a swept spire with weathervane. A visually prominent corner lych-gate is a well-considered modern addition.

### 2) Whitburn Parish Hall, Sandy Chare and Boundary Walls

Originally built in 1856 as the village's second school, the Parish Hall is built in magnesian sandstone with a Westmorland slate roof, which has attractive fish-scale detailing. Mullion and transom windows in stone surrounds, stone gable kneeler and finial details and a 2m high limestone wall to the north and east are attractive features.

### 3) Whitburn Hall Lodge, 18 Front Street

An attractive one-and-a-half storey Lodge with a green Westmorland slate roof, providing good evidence of the grandeur of Whitburn Hall and its estate.

### 4) 20 Front Street

One of the outbuildings associated with Whitburn Hall. Now private residential.

### 5) Boundary Walls and Gateways, former Whitburn Hall, Front Street/Church Lane

Remnants of the 19th Century Whitburn Hall estate include Goose Run; an intriguing rectangular pen bounded by high limestone boundary walls with a filled-in carriage arch.

### 6) Coach House to former Whitburn Hall, Front Street

Whitburn Hall's lapse into dilapidation and subsequent demolition in the 1970s signified a big loss to the conservation area's architectural and historic integrity. The former coach house building remains.

### 7) Boundary Wall, The Close, Church Lane

High magnesian limestone wall, associated with the Grade II listed The Close, features a blocked gothic gate defined in brick.

### 8) Boundary Wall, The Lawns, East Street

A remnant of the former Whitburn Hall.

### 9) West Well, The Green

Along with the village pond and its stream, the west well would have influenced the siting of the village. The well is surrounded with heavy stone blocks and was at one time the village's primary water source.

### 10) Boundary Wall, Orchard Gardens, Front Street

A 3m high magnesian limestone wall with brick coping. Originally surrounding an orchard, this boundary wall has an inner leaf of brick, probably indicating it was used as a heated wall - facing south it would be an ideal location for vines or fruits.

**11) Front Boundary Wall, Gates and Piers, 39 Front Street**

A high brick wall which rises to almost 3 metres to meet robust brick gate piers with stone copings, and intricate wrought iron gates

**12) Front Wall, Railings, Lych Gate and Rear Boundary Walls, Parish Church Church Lane**

The present entrance to the churchyard is an 1874 lych gate, of timber with a pantiled roof, south-east of the church; the roadside wall, of rock-faced stone, capped by railings with fleur-de-lys tops, seems to be contemporary with the lych gate. There is now no entry into the churchyard on any of the other three sides, although an irregular embayment due west of the church may indicate an earlier entrance position. There are old rubble boundary walls on the south and west of the yard. A lych gate is a gateway traditionally associated with burials; where the clergy meet the corpse and the bier rests whilst part of the service is read before burial.

**13) 5-17 Front Street**

18th and 19th Century terraced houses. A strong group of buildings with a harmonious frontage, limited palette of materials and common characteristics, but each house has been built separately from the next and there is notable variety in style, form and plot width. The terrace is unified by the range of low stone, brick and stucco walls, and mature beech and privet hedges, which form an almost continuous boundary to small and attractive front gardens. Modern alterations, notably PVCu windows, are present in some properties. However, a fine, authentic mix of original sash windows makes a strong contribution to these buildings, predominated by tripartite divisions, fashionable in the mid to late Victorian period. Other traditional details are abundant such as decorative bargeboards (e.g. No.15), four and six panel front doors with decorative semi-circular or rectangular fanlights, or with other designs (e.g. Nos.9 and 11), and curved timber door hoods.

**14) 19-31 Front Street and 35 Front Street**

18th and 19th Century terraced houses. A strong group of buildings with a harmonious frontage, limited palette of materials and common characteristics, but each house has been built separately from the next and there is notable variety in style, form and plot width. The terrace is unified by the range of low stone, brick and stucco walls, and mature beech and privet hedges, which form an almost continuous boundary to small and attractive front gardens. Modern alterations, notably UPVC windows, are present in some properties. However, a fine, authentic mix of original sash windows makes a strong contribution to these buildings, predominated by tripartite divisions, fashionable in the mid to late Victorian period. Other traditional details are abundant such as dormer and oriel windows (e.g. No.25), classical door surrounds (e.g. No.25), and curved timber door hoods.

**15) Village Pond, Cleadon Lane/North Guards**

Whitburn Pond was very important to the village life, providing a source of water for everyone. Wells were dug on Wellands Lane (hence the name) to ensure that it was always kept full. It is today sufficiently filled naturally by Boldon Flats and Cleadon Hills. In days gone by, the pond was also used to wash coaches as well. The white building in the picture was once stables. In 1824, the first village school was built near the pond, later to become the infant school in around 1852. During wet weather, the pond would overflow and the school would become flooded. In 2005, South Tyneside Council carried out a refurbishment of the pond. On the opposite side of the road, flower beds have been created, providing a combined gateway into the heart of Whitburn from Cleadon.



**16) 1,3,5 North Guards**

These cottages were once the family homes of local coastguards, and the thick green front garden next to the pub is an attractive addition to this corner. They share red brick construction, slate roofs, sturdy brick chimneys, and a first floor cill string course of white glazed bricks. No.5 has a former carriage arch and good four pane sash windows above. Most other windows are late-twentieth century casements that do not reflect the original architectural style of the buildings, but some good replacement sash windows have also been reinstated.

**17) 36-40 Front Street**

Nos.36-40 are single storey whitewashed cottages said to have been converted from Whitburn Hall's stable block, with Welsh Slate roofs and a variety of sash and casement windows.

**18) Drinking Fountain, Front Street**

This granite drinking fountain was gifted in 1897 by Mrs Eleanor Pollard Barnes, wife of Thomas Barnes, to mark Queen Victoria's Diamond Jubilee.

**19) Gate, Piers and Boundary Wall, North Guards/Sandy Chare**

Tall magnesian limestone boundary walls.

**20) Grey Horse PH, North Guards**

A prominent Tudor-gothic sandstone anchor building with strong street presence. A rebuild of an earlier pub of the same name, it closes views up East Street, sitting high at a point where East Street curves gently eastwards. Built in 1905, it is an attractive double-fronted building with a square central full height bay incorporating a curved hood and first floor crest over the main entrance onto North Guards. Stone mullion and transom windows typical of the architectural style add quality and strength.

**21) Glebe Farm Barns, Glebe Farm, Moor Lane**

One of the village's remaining working farms, it includes a range of historic farm buildings with slate and pantile roofs.

**22) War Memorial, Front Street**

WWI war memorial. Unveiled 2nd January 1921 by the Bishop of Durham. A granite column, 15 feet high, with 'LEST WE FORGET' on the side above a bronze wreath. On the front is the dedication: "IN HONOURED MEMORY OF THOSE WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1919 AND IN GRATEFUL RECOGNITION OF THE PATRIOTISM OF THOSE WHO SERVED THEIR COUNTRY IN THE HOUR OF HER NEED. ERECTED BY THE PEOPLE OF WHITBURN".

**23) Fern, Hope and Ivy Cottages, North Guards**

Three of a row of four terraced cottages. The roof details of this terrace retain their charm – Welsh slate with dormers, stone water tabling, ridge finials, kneeler and gable dressings. But incremental alterations including large flat-roofed box dormers, Veluxstyle rooflights, modern metal and UPVC windows, render and large areas of masonry paint, have eroded their historic character and unity. Modern metal garage doors also detract from the street scene.

**24) The Village Pound (Pinfold) Moor Lane**

All villages had a Pound/Pinfold to gather stray animals in ancient times. This one was derelict until the Whitburn Local History Group restored it in 1944. It is an important piece of village history.

**25) Churchyard, Church Lane**

Prior to its extension in 1868 the churchyard was roughly rectangular, with the church set close to the centre of the north side. The 1868 extension comprises a second, rather narrower, rectangle to the north, its east side contiguous with that of the original part. The older monuments in the churchyard lie on the south of the church.

### **26) Recreation Ground, Cleadon Lane**

3 acres of open grass bounded by 1.5m high magnesian limestone walls with rounded copings and two carved dedication stones. Mrs Eleanor Barnes gifted it to the village in 1897. There are historic restrictions preventing its use for political, religious, trade or controversial uses, playing football, golf and walking dogs. There are also stipulations to protect the height and maintenance of the walls.

### **27) Whitburn Rifle Ranges**

Five firing ranges; one of 40yds, one of 600yds and three of 500yds. The earliest representation of these ranges seen so far is on the 1921 OS 6" map. This area was once part of the medieval field system associated with Whitburn village (HER 887). Sections of the medieval ridge and furrow earthworks were scraped away to create the ranges but elsewhere within the site boundary, evidence of the former cultivation system can be clearly seen.

### **28) Pillbox, East Street**

Historic Ordnance Survey Map evidence shows a pillbox of Second World War origin, built into a garden wall. A pillbox is a military bunker, sited at strategic points. They were hastily built all over the British Isles to prevent an anticipated German invasion. With the passage of time it is estimated that less than 6,000 of a total of 28,000 pillboxes built still survive.

### **29) Bombing Decoy Site Control Shelter**

A Second World War 'Permanent Starfish' bombing decoy located at Whitburn. It was constructed to deflect enemy bombing from Newcastle. It is referenced as being in use between 01-AUG-1941 and 08-APR-1943.

### **30) Village Green**

A picturesque space reminiscent of many other village greens in more rural parts of County Durham. Medieval in origin, the green is registered as common land. It is intersected by tarmac footpaths with granite kerb edges and dotted with mature trees planted around 1900.

### **31) Old Mine Gate Posts and Plaques**

The mine was demolished in 1968. The pit gate posts still stand at the entrance to the Whitburn Lodge car park. 2 plaques by former Whitburn pitman and local artist Bob Olley have been added to the gate posts.

## Appendix B: List of designated heritage assets

No	Title	Grade	Location
1	Ice House North of No 45 (No 1 The Limes)	II	Ice House North of No 45 (No 1 The Limes), Front Street
2	The Rectory	II	The Rectory 51, Front Street
3	Hill House	II	Hill House 55, Front Street
4	44, Front Street, Whitburn	II	44, Front Street
5	Wall to West of No 48 (Whitehouse Farm)	II	Wall To West of No 48 (Whitehouse Farm), Front Street
6	Parish Church	II	Parish Church, Church Lane
7	The Close	II	The Close, Church Lane
8	East-West Wall 35 Metres South of Red Cottage and Linking Wall to House	II	East-West Wall 35 Metres South of Red Cottage and Linking Wall to House, Church Lane
9	37, Front Street, Whitburn	II	37 Front Street
10	Whitburn House	II	Whitburn House, 47 Front Street
11	No 49 (The Lodge) and Wall and Railings to the South of No 49	II	No 49 (The Lodge) and Wall and Railings to the South of No 49 Front Street
12	Hill Crest	II	Hill Crest, Front Street
13	Seed House to South West of No18	II	Seed House to South West of No18 Front Street
14	Whitehouse Farm	II	Whitehouse Farm, 48 Front Street
15	Souter Point Lighthouse and Attached Buildings	II*	Souter Point Lighthouse and Attached Buildings, Mill Lane
16	Walls Extending from Mill Lane around the Lighthouse and Linked Buildings	II	Walls extending from Mill Lane around the Lighthouse and Linked Buildings, Mill Lane
17	Steps, Walls and Piers to South of No55 (Hill House)	II	Steps Walls and Piers to South of No55 (Hill House), Front Street
18	No 52 (Olde House) and Coach House adjoining to East	II	No 52 (Olde House) and Coach House adjoining to East, Front Street
19	Wall to North of No 47 Front Street (Whitburn House)	II	Wall to North of No 47 Front Street (Whitburn House), Front Street
20	Gates, Gate Piers, Steps and Garden Ornaments to South West of No 18	II	Gates Gate Piers Steps and Garden Ornaments to South West of No 18 Front Street
21	46, 46a, Front Street, Whitburn	II	46 46a Front Street
22	54, Front Street, Whitburn	II	54 Front Street
23	Souter Point Lighthouse Foghorn to East of Lighthouse and Steps and Walls to East of Lighthouse	II	Souter Point Lighthouse Foghorn to East of Lighthouse and Steps and Walls to East of Lighthouse,
24	Gate Piers West of Whitburn Moors Farm	II	Gate Piers West of Whitburn Moors Farm, Sunderland Road
25	Whitburn Mill	II	Whitburn Mill, Cedar Grove
26	The Red Cottage	II	The Red Cottage, Church Lane
27	Whitburn War Memorial	II	Village Green, Front Street



## Appendix C: Properties with Article 4 Directions

Street	Property
Church Lane	Red Cottage, The Close
Eastfields	1 (Donholme)
East Street	2, 4, 6
Front Street	5, 7, 9, 11, 13, 14 (Hall Court was 10-16 even), 15, 17, 18, 19, 20, 22, 23, 25, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 (Whitehouse Farm), 49, 50, 51, 52, 53, 53a, 54, 55, 56, 57, 58, 59, 60, 62, Glebe Farm, Cross House, Whitburn Hall, Woodland
North Guards	1, 3, 5, 16, 18, 19, 21, 23, 25, 27, 29, 31, 33, 34, 35, 36, 37, 38, 39, 41 to 65 (odd numbers only), 73, 75, 77, 79, 81, 83, 85, 87, Village Farm (Wellands Lane) , Ivy House, Hope House, Fern House, Sunday School
Sandy Chare	1, 3, The Cottage, Thorncliffe, School House
Wellands Lane/ North Guards	Village Farm



## Appendix D: Evidence documents

<b>National Documents</b>	National Planning Policy Framework (July 2021)
	National Planning Practice Guidance (as updated)
	National Design Guide (2021)
	National Model Design Code (2021)
<b>Local Planning Authority documents</b>	South Tyneside Council Local Planning Framework: South Tyneside Core Strategy (June 2007)
	South Tyneside Development Management Policies (December 2011)
	South Tyneside Site Specific Allocations Document (April 2012)
	Technical Appendices: Local Wildlife and Geodiversity Sites (June 2010)
	Emerging South Tyneside Local Plan (Regulation 18 version) (August 2019)
	Whitburn Conservation Area Character Appraisal (February 2006)
	South Tyneside LDF SPD 3: Green Infrastructure Strategy (February 2013) South Tyneside LDF SPD12: Conservation Area Management Plan (August 2007)
	South Tyneside LDF SPD 3: Green Infrastructure Strategy technical appendices (February 2013)
	South Tyneside LDF SPD 12: Whitburn Conservation Area Management Plan (August 2007)
	South Tyneside LDF SPD21: Locally Significant Heritage Assets (November 2011)
	South Tyneside LDF SPD21: Locally Significant Heritage Assets: Technical Appendices (November 2011)
	South Tyneside LDF SPD22: Hot Food Takeaways and Health (November 2017)
	South Tyneside LDF SPD23: Mitigation Strategy for European Sites (April 2018)
	Sustainable South Tyneside 2020-2025: Moving towards a carbon neutral future (May 2020)
	List of properties with article 4 directions

Local Documents prepared to support the Whitburn Neighbourhood Plan	
<b>Local Documents prepared to support the Whitburn Neighbourhood Plan</b>	Whitburn Heritage Character Assessment (April 2019), AECOM
	Whitburn Design Guidelines (April 2019), AECOM
	Whitburn Housing Needs Assessment (Feb 2018), AECOM
	Evidence Base and Policy Development (June 2021), AECOM
	Community Consultation Report (October 2017), Shropshire RCC
	2020 Rainfall and Long Sea Outfall Discharge Data (December 2020), WNF
	Wastewater and Sewerage Infrastructure policy support document (June 2021), WNF
	Whitburn Neighbourhood Plan and Climate Change (March 2021), WNF
	Whitburn's most valued views: Survey results (June 2020), WNF
	Local Green Space Assessment (August 2021), WNF
	Green Infrastructure Assessment (August 2021), WNF
	Cycling and pedestrian routes (August 2021), WNF
	Whitburn Village Centre Assessment (April 2021), WNF
	Air Quality Assessment (September 2021), WNF
	Whitburn Neighbourhood Forum Community Action Plan (June 2021), WNF

## Appendix E: Glossary of Terms

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Affordable rented housing:** Housing let by the local authority or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent.

**Amenity:** A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

**Basic Conditions:** The Localism Act (the Act) sets basic conditions that neighbourhood development plans or orders must meet. These are that the plan or order must: a) have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State, b) must contribute to the achievement of sustainable development c) must be in general conformity with the strategic policies contained in the development plan for the area and d) must not breach, and be otherwise compatible with, EU and Human Rights obligations

**Biodiversity:** The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Community Facilities:** Local services and facilities that benefit the community, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

**Designated Site:** In this document, reference to Designated Sites should be taken to include European Sites (Special Areas of Conservation (SACs), and Special Protection Areas (SPAs); Ramsar sites, European Marine Sites (EMS's) and Sites of Special Scientific Interest (SSSIs).

**Development:** Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

**Development Plan:** The complete set of statutory land use policies and proposals for an area, used in making planning decisions. It includes adopted council development plan documents such as Local Plans, Core Strategies and Neighbourhood Plans.

**European site:** This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**Environmental report:** The report that documents the assessment of the draft Plan and accompanies the draft Plan for pre-submission consultation. The environmental report needs to contain certain information as set out in Schedule 2 to the SEA Regulations 2004.

**Evidence base:** The information and data gathered by local authorities and used to inform policy development. Evidence base data is also gathered to prepare a Neighbourhood Plan, and is submitted to the Examiner along with the other Examination Documents.

**Green Infrastructure (GI):** A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitat:** An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

**Habitats Regulations Assessments (HRA):** This is a general term which describes the full step-wise process required in making assessments of the impacts on European sites under the Conservation of Habitats and Species Regulations 2010, including the steps of screening for likely significant effects and making appropriate assessments.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Independent Examination:** The process by which an independent person examines a plan document to ensure that it is 'sound' (in the case of a Local Plan) or meets Basic Conditions (in the case of a Neighbourhood Plan).

**Infrastructure:** The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that are necessary for communities to function and move around.

**Inset:** A term used to describe a town or village that is surrounded by the Green Belt but is not itself covered (or 'washed over') by the Green Belt designation. This means that Green Belt restrictions do not apply within the settlement concerned in the area defined by the inset boundary.

**Irreplaceable habitat:** Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

**Landscape Character:** The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

**Landscape Sensitivity:** Normally refers to the ability of the landscape to absorb development, in relation to valued aspects of its character.

**Local Green Space:** A designation that provides special protection against development for green areas of particular importance to local communities. They can be identified through Local Plans or by communities in Neighbourhood Plans.

**Local Plan:** The documents and maps that make up the plan for the future development of a local area.

**Material Consideration:** A matter that should be taken into account in making a planning decision.

**Major Housing Development:** The provision of 10 or more dwellinghouses or the development is to be carried out on a site having an area of 0.5 hectares or more where the number of dwellings is unknown

**National Planning Policy Framework (NPPF):** A Government document that sets out the Government's planning policies for England and how these are expected to be applied. Most recent version 2021.

**National Planning Practice Guidance (NPPG):** The Government published the National Planning Policy Framework (NPPF) in July 2021 and the National Planning Practice Guidance is regularly updated. Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities.

**Neighbourhood Plan:** A Plan by a Neighbourhood Area or Town Council - the 'qualifying body' - for a particular neighbourhood area. Once it has been accepted by the local community through a Referendum, the Neighbourhood Plan will form part of the Development Plan.



**South Tyneside Council:** The unitary authority for South Tyneside as of 1st April 2009.

**Permitted Development:** Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

**Planning obligation:** [Policy] Planning obligations assist in mitigating the impact of development which benefits local communities and supports the provision of local infrastructure. Local communities should be involved in the setting of planning obligations policies in a Neighbourhood Plan.

**Planning obligation (Development Management):** (Also known as Section 106 agreements) Obligations attached to land that is the subject of a planning permission. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Setting of a Heritage Asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Special Areas of Conservation:** Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**Special Protection Areas:** Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Bird Directive.  
Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**SuDS (Sustainable Drainage Systems):** A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than more conventional practices, such as routing run-off through a pipe to a watercourse.

**Sustainable development:** Defined by the World Commission of Environment and Development in 1987 as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Also defined in the NPPF, paragraph 8, there are three dimensions to sustainable development: economic, social and environmental.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.



**Whitburn Neighbourhood Forum**