

SOUTH TYNESIDE

# local development framework

THE NEW DEVELOPMENT PLAN FOR YOUR BOROUGH



South Tyneside Council



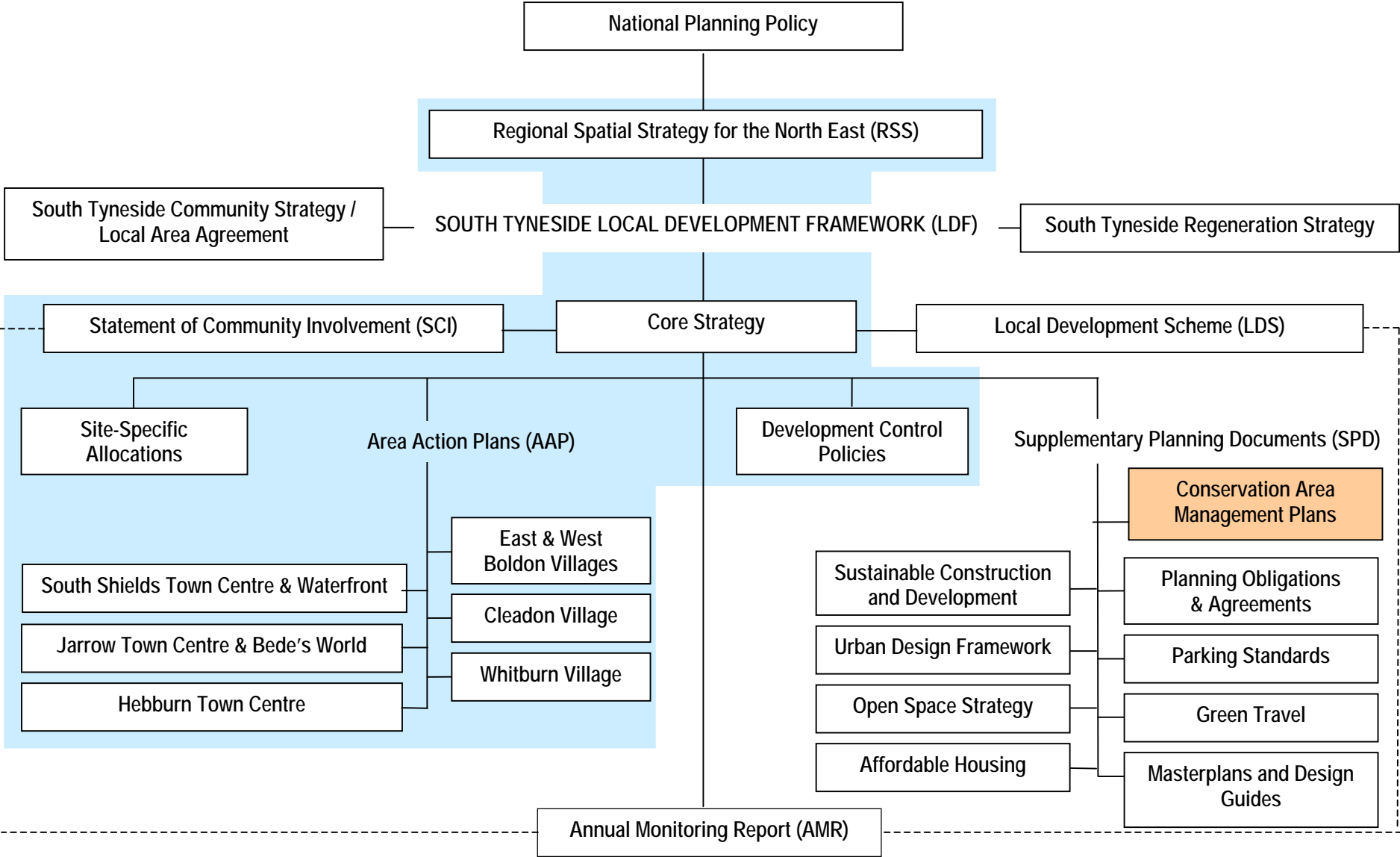
Final ADOPTED Version

Supplementary Planning Document 13  
**St. Paul's Conservation Area Management Plan**  
August 2007





South Tyneside Local Development Framework – Family Tree



The Statutory Development Plan

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**St Paul's Conservation Area Character Appraisal** (2006), prepared for South Tyneside Council by Simpson and Brown

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

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

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

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

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

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

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

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

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

**Guidance on Conservation Area Appraisals** (2005), English Heritage

## Section 1 Introduction

### 1.1 Introduction

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

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

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

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

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

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

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

National **Planning Policy Statement 1: Delivering Sustainable Development** (PPS 1) sets out the principles of the planning system in England. It emphasises the need for integrated sustainable development; promotes high quality, inclusive design and access; and encourages community involvement in the planning process. **Planning Policy Guidance Note 15: Planning and the Historic Environment** (PPG 15) recognises the importance of protecting and enhancing conservation areas, as well as individual listed buildings, parks, gardens and the wider historic landscape. PPG 15 also concerns World Heritage Sites, advising Local Authorities to formulate specific policies to protect World Heritage Sites and treat them as a key material consideration in determining planning applications. **PPG16: Archaeology and Planning** reconciles the need for development with the interests of conserving and preserving sites with archaeological remains.

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

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

## 1.2 Aims of the Management Plan

This Management Plan has been developed from the **St. Paul's Conservation Area Character Appraisal**. It sets out objectives for the protection and enhancement of the conservation area, seeks to address weaknesses identified in the Character Appraisal and bring forward opportunities to enhance the area. The Management Plan should be read in conjunction with the Character Appraisal, the **South Tyneside Urban Design Framework** and **South Tyneside Streetscape Design Guide**.

It is noted that the St. Paul's Conservation Area is located within the setting of the Jarrow part of the proposed World Heritage Site of the twin monastery of Wearmouth-Jarrow. The proposed World Heritage Site itself is located within the conservation area. If the site is inscribed onto the World Heritage List (proposed nomination in 2009 for inscription in 2010) then this will have additional implications for the management of the conservation area.

The Wearmouth-Jarrow Partnership will publish a Nomination File as part of the bidding process for the UK's nomination for World Heritage Site status in 2009. The Nomination File consists of two documents:

- **Nomination Document** – this is a specialist document which details the Outstanding Universal Value of the candidate Wearmouth-Jarrow World Heritage Site, its authenticity and integrity, and assesses how the site meets the UNESCO criteria for World Heritage Site status.
- **Management Plan** – this is a document which must be agreed by all partners and stakeholders and go through public consultation, outlining how the candidate Wearmouth-Jarrow World Heritage Site will be managed across a broad range of issues, including conservation, planning and development, public realm, interpretation, orientation, tourism development, marketing, education etc.

The development of the Wearmouth-Jarrow candidate World Heritage Site Management Plan will commence in the first half of 2007.

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

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

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



### 1.3 The Development Plan

The government has introduced a new type of development plan known as the **Local Development Framework** (or LDF for short). The LDF will set out the strategy, policies and proposals by which all development proposals will be assessed. This is being produced over the next 2 to 3 years. In the meantime, the existing adopted Unitary Development Plan (October 1999) will retain development plan status until parts of the new system are adopted.

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

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

#### **Unitary Development Plan – adopted October 1999**

##### **Environment**

- ENV1 Towards a Sustainable Environment
- ENV2 General Principles
- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV8 Archaeology
- ENV9 Archaeology Finds on Unidentified Sites
- ENV14 Existing Hazardous and Potentially Polluting Installations
- ENV19 Nature Conservation and Geology
- ENV20 Improving Wildlife Interest
- ENV23 Landscape and Views
- ENV27 Stables and Other Horse Shelters

##### **Economic Development**

- ED8 Tourism Development

##### **Housing**

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

### **Sport, Recreation and Leisure**

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

### **Transportation**

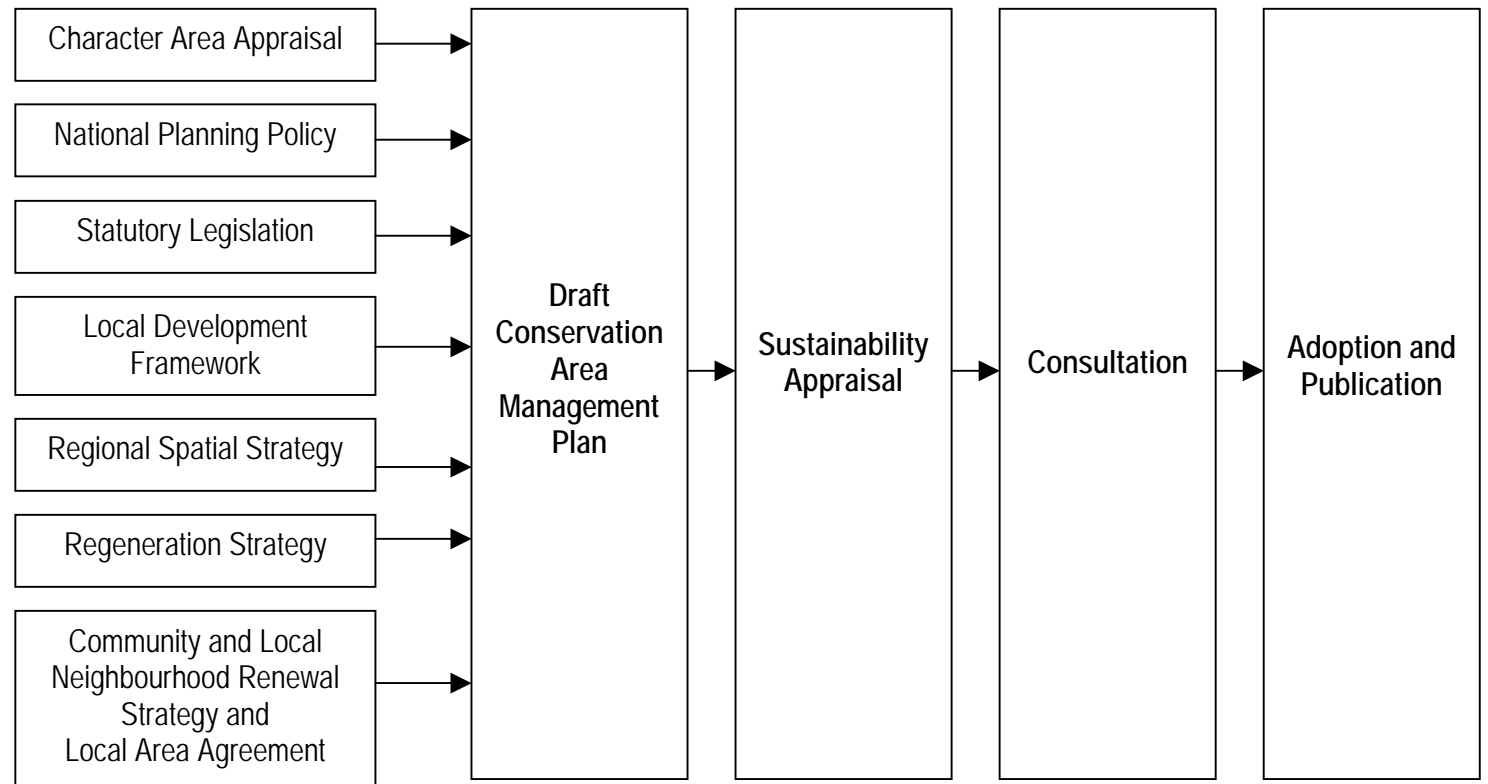
- T1 General Principles – Transport
- T6 Cycle and Pedestrian Routes
- T11 Transport Links to Tourist Attractions
- T16 Traffic Management

### **Local Development Framework**

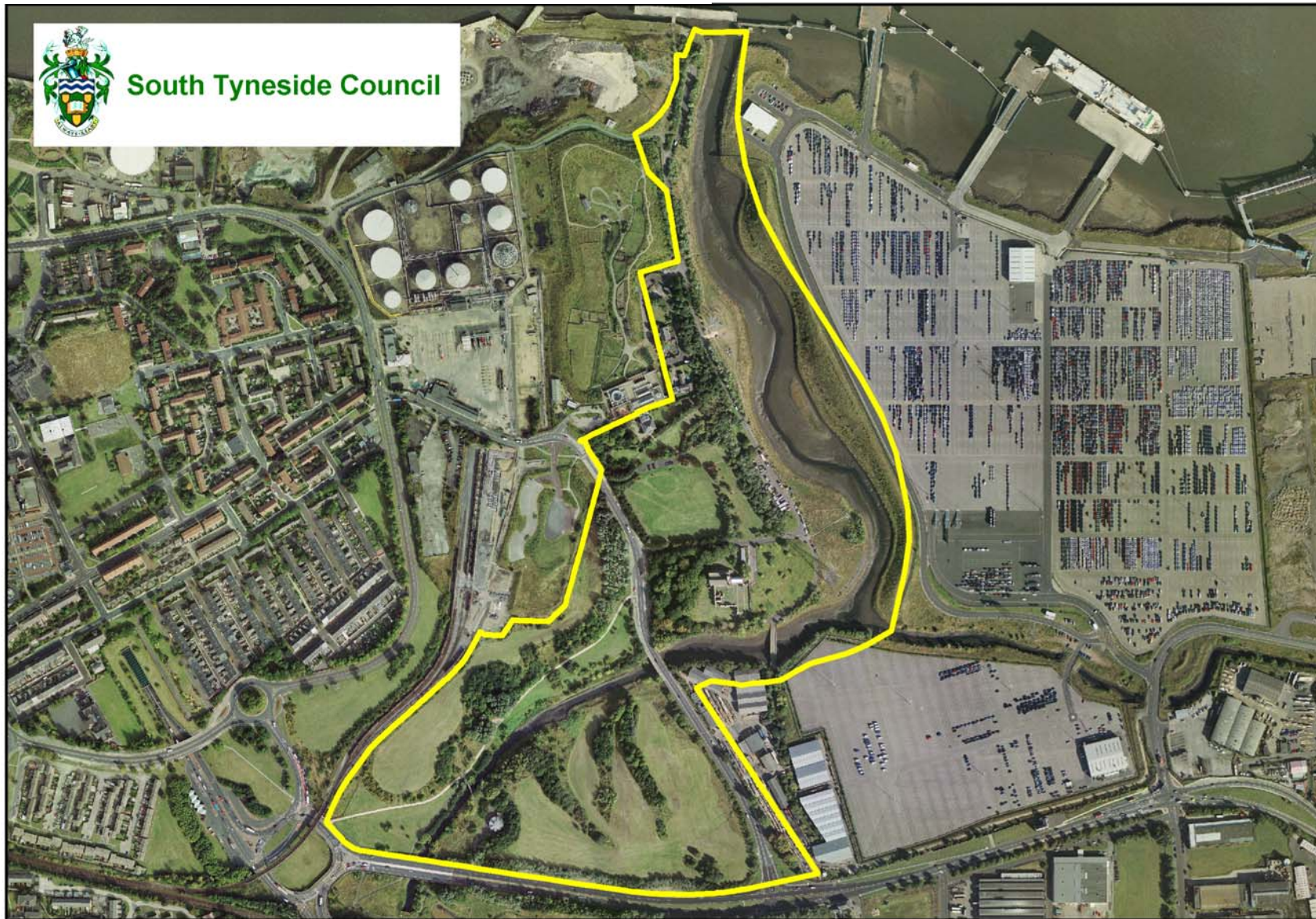
#### **Core Strategy**

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

Process Diagram



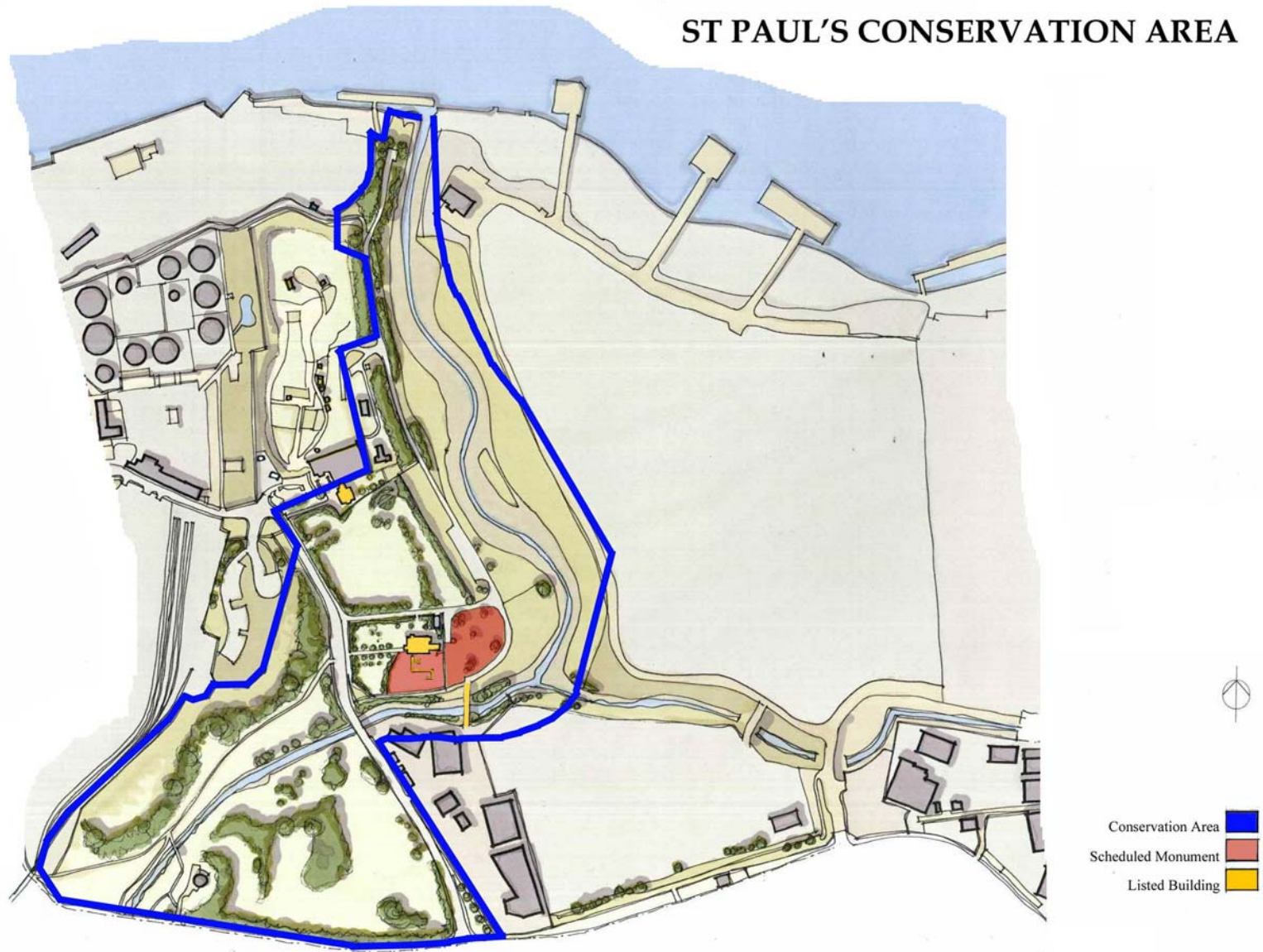
Aerial Photograph showing St. Paul's Conservation Area Boundary



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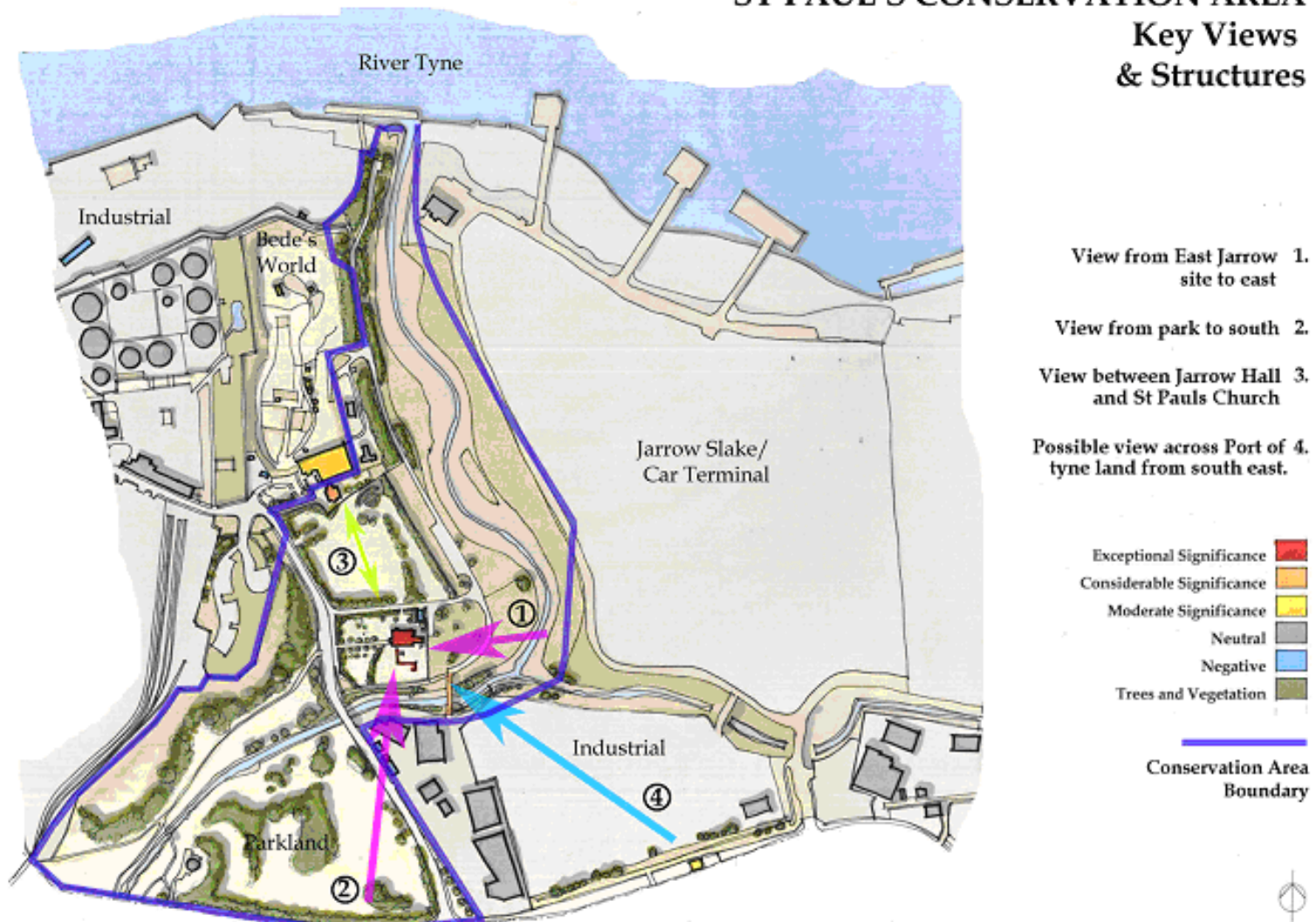


## ST PAUL'S CONSERVATION AREA



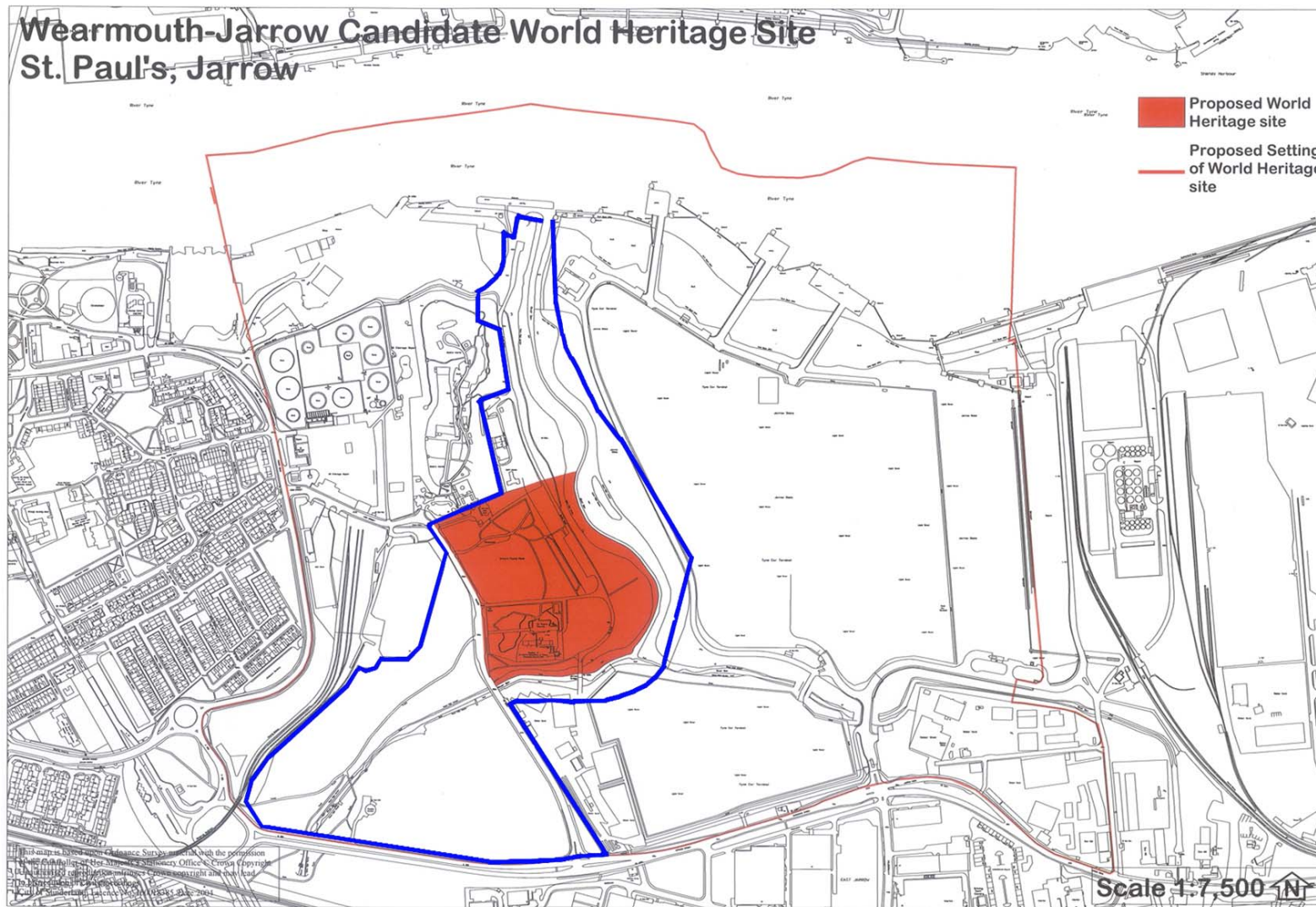
St. Paul's Conservation Area Boundary, Listed Buildings and Scheduled Monument. *Simpson & Brown*

## ST PAUL'S CONSERVATION AREA Key Views & Structures



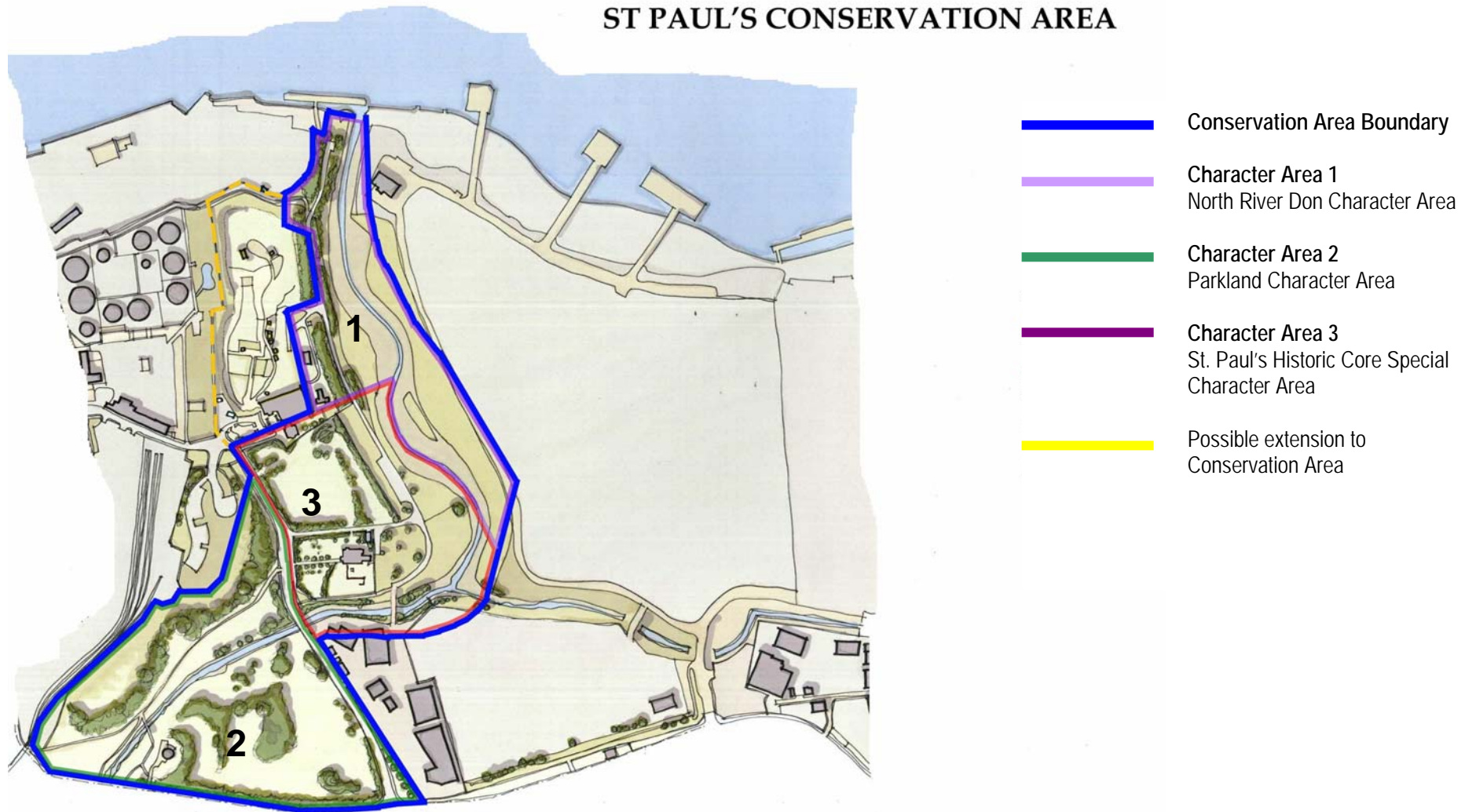
St. Paul's Conservation Area showing key views and structures. *Simpson & Brown*





Proposed World Heritage Site setting and site boundaries. *Wearmouth-Jarrow Partnership*

### ST PAUL'S CONSERVATION AREA



St. Paul's Conservation Area Character Areas. *Simpson & Brown*





Character Area 1: North River Don. View looking east across the River Don within the North River Don Character Area. *Simpson & Brown*



Character Area 2: Parkland. View looking west in the south parkland area of the conservation area from beneath the road overpass. *Simpson & Brown*



Special Character Area 3: St. Paul's Historic Core. Jarrow Hall back garden, view looking towards the Bede's World Museum. *Simpson & Brown*



North River Don Character Area from St. Paul's Church tower



St. Paul's Monastery remains at the core of the St. Paul's Historic Core special character area



Parkland Character Area, view north along the River Don

## Section 2 Statement of Significance, Key Issues/ Vulnerability and Actions

### 2.1 Introduction

St. Paul's Conservation Area has been divided into three distinct character areas, including the Special Character Area of St. Paul's Historic Core.

<b>Character Area 1</b>	<b>North River Don Character Area</b>
<b>Character Area 2</b>	<b>Parkland Character Area</b>
<b>Character Area 3</b>	<b>St. Paul's Historic Core Special Character Area</b>

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

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

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



## 2.2 Character Area 1: North River Don Character Area

### Introduction

The North River Don Character Area is an ancillary area to the St. Paul's Historic Core Special Character Area (Character Area 3). This character area forms the northern portion of the St. Paul's Conservation Area. It comprises the area of land north of the St. Paul's Church site, reaching the River Tyne at its northern boundary. The area takes in both river banks tapering to a point close to Jarrow Bridge. Along the western side of the area are areas of vegetation, the fenceline at the boundary of Bede's World, and Quay Corner Avenue.

There are few structures within the North River Don area, comprising a small number of relatively small buildings on Quay Corner Avenue, a private road. Quay Corner Avenue is a generally well-maintained area with a set of stables, tarmac road, low stonewalls, well-kept gardens and some well maintained houses (including a circa late 19<sup>th</sup> century pair of cottages and a post 1938 house). The western boundary of this area is the concrete wall separating it from Bede's World. Immediately to the north of Quay Corner Avenue, but set within the land holding of Bede's World, is a small brick electricity sub-station.

The dominant features within this area are the high voltage power lines and pylons that run across the site and the cycle/pedestrian paths that form a transport route linking Jarrow to adjacent areas. The power lines and associated pylons are visually intrusive when viewing the historic core of the conservation area but they do contribute to the overall historic industrial character of the area. The other visually dominant features, although not permanent, outside the conservation area are the large ships and docking facilities near to the northern edge of the former Jarrow Slake on the River Tyne.

This area presently has the overall character of an isolated, neglected area of land that is open to enhancement.

### Statement of Significance

The key features of the significance of the North River Don Character Area include:

- Traditional link between Jarrow, Jarrow Slake and the River Tyne
- The River Don and physical and historical connection with the River Tyne
- Historical association with the development and decline of industry in Jarrow and the physical alterations that have occurred within this area as a result
- Visual link to St. Paul's Church and monastic remains
- Overall moderate historical and aesthetic significance
- Potential archaeological importance of Jarrow Slake and the surrounding area
- River Don and the adjacent Jarrow Slake area identified as being sites of Nature Conservation Importance
- Part of a wildlife corridor
- The power lines and pylons are visually intrusive and the dominant form in the landscape, but they do contribute to the overall historic industrial character of the area



The River Don, looking south



Sample of Quay Corner Avenue housing



The River Don and road running alongside, showing electricity pylons



The River Don meeting the Tyne, showing docks and shipping activity



The River Don – evidence of debris



Grassland and river edge alongside the River Don

### Key Issues/ Vulnerability

- Improved links to the adjacent Bede's World site, possibly bringing the Bede's World development to the river edge, and work to increase the historical links of this area with the river may be a possibility
- Increased use of signs (transport-related and interpretation) throughout this area would also improve the physical and visual links with the River Don to the rest of the conservation area and beyond
- Preservation of open space character
- Maintenance and management of cycle/ pedestrian paths and green space, including fences, signs and lighting
- Improved access and use of this area
- Archaeological potential
- Prevention of the loss of historic context outside the historic core site, and protecting key views to and from the historic core
- Protection of the wildlife corridor and River Don and Jarrow Slake Sites of Nature Conservation Importance
- Protection from vandalism and rubbish dumping

### Actions: Character Area 1 – River Don Character Area Buildings and Structures

The Local Authority will seek to:

- Ensure that key views to the St. Paul's Historic Core Special Character Area, particularly the core feature of St. Paul's Church and Monastery ruins are preserved
- Improve links with Bede's World and encourage possible expansion of Bede's World to link to the rivers – possible area for low-scale development sympathetic to the significance of the historic core
- Ensure that any new development in this area demonstrates the highest standard of architectural merit and adopt design principles as set out in Building in Context: New Development in Historic Areas (2001), by English Heritage/ Commission for Architecture and the Built Environment.
- Continue to remove graffiti when it occurs to structures within the area
- Maintain and improve the Bede's Cycle Way and Bede's Way
- Encourage and support archaeological investigation





Shipping on the River Tyne

**Actions: Character Area 1 – River Don Character Area  
Streets, Landscapes and Open Spaces**

The Local Authority will seek to:

- Resist development that would impact upon the character of open space
- Improve public access, use and interpretation
- Commit to ongoing maintenance and repair of paths, signs and vegetation management
- Commission an arboriculturist report and implement findings, restocking vegetation where necessary
- Conduct further research into the Nature Conservation Importance of the River Don and Jarrow Slake sites
- Overhaul Victorian-style streetlights and provide lanterns with working lights at the head of each streetlight
- Overhaul condition of signs and interpretation boards along path
- Encourage and support archaeological investigation

### 2.3 Character Area 2: Parkland Character Area

#### Introduction

The Parkland Character Area is also an ancillary area to the St. Paul's Historic Core Special Character Area. The Parkland Character Area is a roughly triangular area of land that takes up the southern part of the St. Paul's Conservation Area, from the A185 that forms the southern boundary, to Church Bank that runs along the northeastern side. Railway lines and an area of car park define the northwestern boundary. Originally, this area was a salt marsh and river plain, with the river winding through it, prior to the alteration of the course of the river in the 20<sup>th</sup> century. The salt marsh has historic connections with the St. Paul's Monastic site as the accounts of the Medieval monastery, held in Durham Cathedral and dating from the 13<sup>th</sup> century to the Reformation, list salt panning as one of the resources exploited by the monks.

Today, the River Don cuts diagonally across this area, from the southwest corner to the northeast. The parkland comprises grassland and clusters of tree planting, with the northwestern side of the area raised higher than the lower level river plain. Cycle/ pedestrian paths dissect the parkland at the lower level close to the river and the parkland rises again to the south to meet the road. The boundaries of this area are distinct and hard in character, comprising railway lines and roadway, including the overpass to the south.

There is only one building located within the Parkland Character Area, the Don Valley Sewage Pumping Station in the southern part of the site, close to the river. It is a purpose-built structure of c1960s brick and concrete and is of neutral significance. Other structures of neutral significance include the concrete overpass for the road and railway line, the pedestrian bridge over the river and concrete culverts.

This area of parkland, although cut off by Church Bank, links with the public space within the St. Paul's Historic Core Special Character Area at Drewett's Park. This parkland is one of the few green spaces in Jarrow and it should be maintained as such.

#### Statement of Significance

- Historical association with the development and decline of industry in Jarrow and the physical alterations that have occurred within this area as a result, especially the draining of the salt marsh and realignment of the River Don
- Important visual links to St. Paul's Church and monastic remains
- River Don Site of Nature Conservation Importance
- Part of a wildlife corridor
- Important green space and public parkland
- Important transport links/ use through cycle/ pedestrian network



Grassland on the west side of the Parkland Character Area



Public art within one of the paths in the Parkland Character Area



Path going under the road, showing graffiti



South part of the Parkland Character Area



Don Valley Sewage Pumping Station



Southeastern part of the Parkland Character area, view towards St. Paul's Church

### Key Issues/ Vulnerability

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

- Maintenance and management of cycle/ pedestrian paths and green space
- Improved public access and use of this area – at present it is 'cut off' from the Drewett's Park recreational area and the historic core by Church Bank and surrounded by roads and railway lines – it is effectively an isolated area of green space
- Prevention of the loss of historic context outside the historic core site
- Archaeological potential
- Protection of key views to and from the historic core site
- Protection of the wildlife corridor and River Don Site of Nature Conservation Importance
- Protection from vandalism

### Actions: Character Area 2 – Parkland Character Area Buildings and Structures

The Local Authority will seek to:

- Ensure that key views to the St. Paul's Historic Core Special Character Area, particularly the core feature of St. Paul's Church and Monastery ruins, are preserved
- Promotion of links with this area to Bede's World and the St. Paul's Historic Core to improve use
- Commit to ongoing maintenance, repair and removal of graffiti from structures within the area
- Ensure that any future development in this area demonstrates the highest standard of architectural merit and adopt design principles as set out in Building in Context: New Development in Historic Areas (2001), by English Heritage/ Commission for Architecture and the Built Environment
- Encourage and support archaeological investigation
- Encourage the overhaul of the appearance of the sewage pumping station building to remove graffiti, tidy area and possibly provide a fence around it for increased security



The River Don in the Parkland Character Area

**Actions: Character Area 2 – Parkland Character Area  
Streets, Landscape and Open Spaces**

The Local Authority will seek to:

- Prevent development that would impact upon the open parkland character of the area
- Improve public access and link between the Parkland Character Area and the St. Paul's Historic Core Special Character Area and the recreational area of Drewett's Park
- Commission an arboriculturist report and implement findings, restocking vegetation where necessary and increasing planting
- Increase planting variety and density, particularly along the southern edge
- Conduct further research into the Nature Conservation Importance of the River Don in this area
- Commit to ongoing maintenance and repair of paths, signs and vegetation management
- Provide improved interpretation and general signs in this area as part of an overall scheme for the Conservation Area
- Encourage and support archaeological investigation



St. Paul's Church, south elevation



St. Paul's Church, north side and churchyard



Monastery remains, looking north with electricity pylons in the distance

## 2.4 Character Area 3: St. Paul's Historic Core Special Character Area

### Introduction

The St. Paul's Historic Core Special Character Area is the focus of the St. Paul's Conservation Area and is the distinctive historic centre of Jarrow. It comprises St. Paul's Church, the monastery remains, Jarrow Bridge, Drewett's Park and Jarrow Hall. The area also incorporates a section of the River Don in the vicinity of Jarrow Bridge and the corresponding areas of riverbank. This special character area acknowledges the historic link between these features and their influence upon each other in the long-term development of the site.

### *St. Paul's Church and Monastery Remains*

St. Paul's Church is a Grade I listed, sandstone church that was part of the Monastery of St. Paul, part of the twin monastery of Wearmouth-Jarrow with the St. Peter's Church complex in Wearmouth. The church was founded in 681-2 by Benedict Biscop, Abbot of Wearmouth-Jarrow and the Basilica was dedicated on the 23rd April 685. The dedication stone that records this event still survives in the church and is the earliest dedication stone to survive in an English church. The building has undergone substantial alterations and addition throughout its lifetime, including rebuilding in the late 11<sup>th</sup> century, work in the late 18<sup>th</sup> century, substantial alterations and additions in 1866 and restoration in the 1970s. The church has a highly important interior, including successful modern sculpture integrated with 7<sup>th</sup> century and Victorian fabric.

St. Paul's Church and the monastic remains form the core of a religious precinct that is enclosed within a boundary wall that also encloses the graveyard of St. Paul's Church and the axial approach to the west entrance of the church. To the east of the church is the Drewitt family burial area.

To the south of the church is the area of St. Paul's Monastery. The ruined monastery is Grade I listed and a Scheduled Ancient Monument. It has seen much change along with the development of the church. The standing remains and below ground archaeology has been the focus of intensive research and excavation, and continues to have a high level of archaeological potential.

Apart from the tarmac roads and the electricity pylons, the rough grassland character to the east of the church provides a very appropriate setting for the church. The view from this area shows the church with the chancel gable prominent and the tower rising above it, and the belfry openings are seen in silhouette. The view from the east is one of the few places where the visitor can appreciate St. Paul's Church in a Medieval context, with the character of the ancient church rising from a rough grassed landscape, rather than a generally 18<sup>th</sup> or 19<sup>th</sup> century or modern industrial one. This view remains evocative of the view that medieval visitors to the site may have had when travelling across Jarrow Slake to St. Paul's.





Jarrow Bridge, view looking east



Jarrow Hall, west elevation



Jarrow Hall, south elevation

### *Jarrow Bridge*

Jarrow Bridge is a sandstone-arched bridge over the River Don. It is thought to have been constructed in the early 18<sup>th</sup> century, possibly replacing an earlier bridge on or near the current site. This elegant arched stone bridge had been repaired from ruinous condition in 1781-83 and was widened in the early 19<sup>th</sup> century. Although no longer used, the bridge was restored in 1999. The bridge originally provided access to the monastery via a long causeway that skirted the edge of Jarrow Slake.

### *Jarrow Hall and Drewett's Park*

Entrepreneur Simon Temple constructed Jarrow Hall in the late 18<sup>th</sup> century, and a number of worker's cottages were built in the early 1800s. The house had various uses in the 20<sup>th</sup> century, including a fever hospital, the Shell Mex manager's house, a council nursery school and a civil defence centre. It was acquired by the St. Paul's Development Trust in 1972, when restoration and repair work was undertaken prior to opening as the first museum on the site, the Bede Monastery Museum, in 1974. Jarrow Hall now forms part of the visitor centre Bede's World with the second phase of the development opening in 2000.

The land between the house and the church was given for the memorial park, Drewett's Park, in the early 20<sup>th</sup> century. The park is surrounded by predominantly brick (but with some stone) boundary walls, with a terraced area leading up to the site of Jarrow Hall.

### Statement of Significance

- Provides evidence of the development history of the site from the 7<sup>th</sup> century through to present day, including religious development around the core of the St. Paul's Church precinct, the development of industry, and the development of the area as a cultural and educational focal point, and how this has shaped the conservation area
- Physical and visual linkage between the River Don, across Jarrow Bridge to the monastery and St. Paul's Church, Drewett's Park and to Jarrow Hall and Bede's World beyond to the River Tyne
- Grade I listed St. Paul's Church and walled grounds, including cemetery – with links to the Venerable Bede
- Scheduled Ancient Monument and Grade I listed monastery ruins
- Scheduled Ancient Monument Area of the former village site
- Grade II listed Jarrow Bridge
- Grade II listed Jarrow Hall
- Drewett's Park
- River Don and Site of Nature Conservation Importance, part of wildlife corridor
- Key views to and from the site, including: the visual link between Jarrow Hall and St. Paul's Church; views to the church from the traditional approach of Jarrow Bridge; and views across from Jarrow Slake to the church



Drewett's Park

Path and stair detail within  
Drewett's Park

### Key Issues/ Vulnerability

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

- Maintenance and management of churchyard, monastery ruins, cycle/ pedestrian paths and green space
- Maintenance and management of green space of Drewett's Park, whilst maintaining visual and physical links between Jarrow Hall and the Church and Monastery complex
- Protection of key views to and from the historic core site
- Potential impact and management of tourism in the area and increased number of visitors to St. Paul's Church and monastery ruins
- Archaeological potential of the surrounding sites
- Protection of the wildlife corridor and River Don Site of Nature Conservation Importance
- Protection from vandalism
- Treatment and condition of interpretation
- Negative elements within the historic core, including the poor appearance brick annexe building adjacent to the church, security fencing and barbed wire
- Condition of the buildings and standing remains – e.g. poor condition of St. Paul's Church graveyard walls

### Actions: Character Area 3 – St. Paul's Historic Core Special Character Area Buildings and Structures

The Local Authority will seek to:

- Prevent development that would cause the loss of historic context within the historic core site, and within the surrounding area
- Ensure that key views of the St. Paul's Historic Core Special Character Area, particularly to and from the core feature of St. Paul's Church and Monastery ruins, are preserved
- Promote Bede's World and St. Paul's Church and Monastery, and links to other areas within the Conservation Area and surrounds
- Commit to ongoing maintenance, repair and removal of graffiti from all structures within the area, especially significant buildings and standing remains
- Encourage the development of a long-term maintenance and repair strategy for Jarrow Hall. This will include a systematic and regular overhaul and clearing of gutters, and repair of the slated roof. It should also include a phased plan for longer-term repointing of the brickwork using lime mortar instead of the present cement mortar. Decay to external joinery should be repaired. All external joinery and metalwork should be repainted according to a maintenance schedule



View from St Paul's tower across Drewett's Park to Jarrow Hall and Bede's World



Drewett's Park – arbour detailing



Jarrow Hall, east elevation and garden

**Actions: Character Area 3 – St. Paul's Historic Core Special Character Area Buildings and Structures (continued)**

- Encourage the church to act on the recommendations of the quinquennial inspection reports
- Develop and implement a maintenance schedule for St. Paul's Church, monastery remains and churchyard
- Encourage and assist with continued repair projects to St. Paul's Church
- In the longer term, encourage the church to remove the plastic protection to windows and to replace it either with painted stainless steel mesh or other security measures such as lighting
- Encourage completion of a gazetteer/ recording exercise of the churchyard monuments
- Overhaul condition of signs and interpretation boards around St. Paul's Church
- Encourage the replacement of the brick annex building adjacent to the church
- Encourage detailed repair and/ or partial rebuilding of the churchyard wall. A project of this kind is urgent before collapse of some sections of wall. This work should be undertaken in tandem with archaeological recording and supervision, following advice from the County Archaeologist/ Diocesan Archaeological Advisor and repair should be prioritised over rebuilding
- Encourage and support archaeological investigation
- Ensure that any future development in the area of the annexe building next to the church demonstrates the highest standard of architectural merit and adopts design principles as set out in *Building in Context: New Development in Historic Areas* (2001), by English Heritage/ Commission for Architecture and the Built Environment

**Actions: Character Area 3 – St. Paul's Historic Core Special Character Area Streets, Landscapes and Open Spaces**

The Local Authority will seek to:

- Enhance the approach to Jarrow Hall from the west by implementing a sensitive scheme of public realm improvements that include high quality paving, high quality street furniture (including replacement street lighting) and the overhaul and repainting of the Jarrow Hall west gates
- Establish an appropriate position – away from the building fabric – for signs both on the approach and near the entrance of Jarrow Hall
- Improve surfaces to paths, particularly at the play area of Drewett's Park and commit to establish or continue existing maintenance agreements or strategy for the park



Bede's world from the garden of Jarrow Hall



Drive to Jarrow Hall, looking west

### Actions: Character Area 3 – St. Paul's Historic Core Special Character Area Streets, Landscapes and Open Spaces (continued)

- Commission an arboriculturist report and implement findings, restocking where necessary
- Overhaul Victorian-style streetlight and provide lanterns with working lights at the head of each streetlight
- Consider changing materials to paving and road surface to the north of the churchyard wall, ideally replacing tarmac pavement with stone paving and tarmac roadway with rolled gravel finish
- Improve public access and link between the St. Paul's Historic Core Special Character Area, the recreational area of Drewett's Park, and the Parkland and the North River Don Character Areas. Conduct further research into the Nature Conservation Importance of the River Don in this area
- Commit to ongoing maintenance and repair of paths, signs and vegetation management
- Provide improved interpretation and general signs in this area as part of an overall scheme for the Conservation Area in association with improved interpretation for the World Heritage Site
- Possibly commission public art to enhance the area
- Encourage the improvement of the management of the historic core site in association with Bede's World, whilst maintaining highest level of protection for the significant features and key views
- Encourage and support the further archaeological investigation within the Special Character Area and within the rest of the Conservation Area, especially the former village site to the east of the church
- Encourage physical links between the area of the Drewett monuments and the area of monastery ruins, with the land to the east



## Section 3

### Conservation Area and Historic Buildings Legislation and Guidance

#### 3.1 Conservation Area and Historic Buildings Legislation

##### Introduction

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

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

Given the complexity of the site at Jarrow, there are a number of factors outside the South Tyneside Unitary Development Plan and Local Development Framework that may also apply to the site. Reference is made here to the potential implications of the Diocesan Faculty system and the ecclesiastical planning framework that governs St. Paul's Church and churchyard.

The *Ports Act 1991* will also potentially impact on the setting of the St. Paul's Conservation Area. This Act means that development across the Port of Tyne area immediately adjoining the conservation area is exempt from statutory planning control, meaning that any future development within this area could impact upon the important setting and views to and from the conservation area – in particular, the historic core.

##### Potential World Heritage Status

The Wearmouth-Jarrow twin monastery site has been selected as the United Kingdom nomination to the World Heritage Committee for World Heritage status in 2009, for potential inscription onto the World Heritage List in 2010. The current proposed setting area, or buffer zone, of the proposed World Heritage Site incorporates all of the St. Paul's Conservation Area, with additional land beyond. The proposed Jarrow part of the World Heritage Site itself is located within the boundaries of the St. Paul's Conservation Area.

World Heritage status brings enormous prestige to a site. It will provide international recognition and may increase tourism. It also encourages the highest quality standards for welcoming visitors and managing the site. World Heritage Status also means international accountability, and if a site is threatened, it can be added by the World Heritage Committee to the List of World Heritage Sites in Danger.

The protection of a World Heritage Site is the responsibility of national governments, working with the local authorities and stakeholders. To ensure that all World Heritage Sites are managed in a sustainable way, Management Plans are recommended by UNESCO. Such Plans help ensure the preservation of the site by establishing a framework for decision-making. They identify opportunities and long-term objectives. In addition, governments must report to UNESCO every six years on the state of conservation of World Heritage Sites in their territory.

In the UK, World Heritage status does not imply any additional statutory controls. The implementation of the WHS Management Plan relies on the effective co-operation of the stakeholders. Local authorities are encouraged by UK government *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG 15) to develop planning policies to protect World Heritage Sites and to consider the importance of the WHS as a 'key material consideration' when making planning decisions. PPG15 also recommends the development of management plans for World Heritage Sites.

### **Conservation Areas**

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

### **Listed Building Consent**

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

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

### **Planning Permission**

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

### **Locally Listed Buildings**

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

### **Demolition Consent**

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

### **Article 4 Directions**

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

### **Urgent Works Notices**

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

### **Repairs notices**

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

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

### **Section 215 Notices**

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

### **Trees in Conservation Areas**

Trees are a valuable addition to the urban landscape and within conservation areas all trees are subject to special protection. Some trees are also afforded special status through Tree Preservation Orders (TPO), which means that the Local Planning Authority's (LPA) consent must be obtained before they can be cut down, topped or lopped. In addition, any

work to be carried out on trees that are not the subject of a TPO but are sited within the boundary of the conservation area must be notified to the LPA 6 weeks in advance of works. The purpose of this requirement is to give the LPA an opportunity to consider bringing the tree under their general control by issuing a TPO.

### **Archaeology**

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

### **New Developments**

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

### **Statutory Protected Sites and Protected Species**

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

### **Future Legislation**

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



### 3.2 Requirements for Works To Historic Buildings and Scheduled Ancient Monuments

#### Introduction

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

It should be noted that the St. Paul's Conservation Area is unusual in that it does not contain a large number of buildings within its boundaries. However, of the buildings it does contain, these include the important, listed structures of St. Paul's Church and monastery remains, Jarrow Bridge and Jarrow Hall. The small number of buildings means that the majority of the land area is open space within the conservation area. Consequently, general advice on management of buildings and 'streetscape' is less relevant to this conservation area than it is to other, more densely built conservation areas with a wide variety of owners. It is also recognised that in the case of the St. Paul's Conservation Area, the owners and managers of the listed buildings in this area are very well informed about the significance of their buildings and the area, and about the standards of required maintenance, conservation and repair that is appropriate for their respective buildings. With regard to this, the following sections provide requirements and guidelines that are specific to structures within the conservation area. This advice is more specific than it would be for a 'normal' conservation area with many listed buildings.

In considering applications the Council will apply the following requirements:

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

- Consultation between Council and stakeholders, such as St. Paul's Church, Bede's World, Wearmouth-Jarrow Partnership, English Heritage etc.
- Presumption in favour of the preservation of listed buildings and structures of architectural merit
- Presumption against the loss of existing original fabric unless proven to be beneficial to the fabric and significance of the building
- Presumption of archaeological assessment, investigation and watching brief as necessary
- If replacement of fabric and architectural features is necessary, replacement shall replicate the design and materials of those original to the building or, where this is not possible for lack of evidence, be in-keeping with the age and character of the building and/ or the area
- If an extension or alteration is proved to be necessary, it should not adversely affect the character of the building or its setting, either by being in keeping with the period and design of the original building, or by being an element of contemporary design of exceptional quality
- Negative elements should be removed from historic structures to enhance their significance and the overall setting of the conservation area
- Before starting any works to a Listed Building or within the vicinity of a listed building, you are advised to contact the Council for advice and information

#### Scheduled Ancient Monuments

- Consultation between Council and stakeholders, such as Bede's World, St. Paul's Church, Wearmouth-Jarrow Partnership, English Heritage etc.
- The Scheduled Ancient Monument and its setting should be preserved in situ
- Maintenance and appropriate and sensitive repair and consolidation of fabric where required and according to a maintenance plan
- Enhanced interpretation
- Before starting any works to, or in the vicinity of a Scheduled Ancient Monument, you are advised to contact the Council for advice and information

**Archaeology**

- Further archaeological investigation within the conservation area, with archaeological potential identified across the entire site
- Particular sensitivity and further archaeological investigation in the area to the east of St. Paul's Church and to the north of Jarrow Village
- All archaeological sites and their settings should be preserved in situ
- Enhanced interpretation following further research and analysis
- Due to the potential archaeological importance of the entire conservation area, before starting any works within a known or potential archaeological site, contact the Council for advice and information
- See 'saved' UDP Policies ENV8/1, 2 and ENV9, the Wearmouth-Jarrow Research Strategy and English Heritage's North East Regional Research Framework for further information

**Other Buildings within Conservation Areas**

- When installing or replacing architectural features, or proposing an addition to a structure, property owners are encouraged to respect the design and materials of those original to the building and to ensure that the works are sympathetic to the character of the building and/ or the area
- The design of any extension or alteration should not adversely affect the character of listed buildings or their setting in the vicinity, or the overall character of the conservation area.
- Structures or elements that have a negative impact upon the heritage value of the conservation area should be removed where possible
- Alterations should use materials traditional to the area
- Before starting any works to an historic building or a building in a conservation area, you are advised to contact the Council for advice and information. The Council operate a free enquiry service, which can establish whether specific consent is required, and provide design guidance. Enquiries should be made in writing and be accompanied by sketches clearly identifying the form of development proposed and external dimensions. Scale plans produced by an architect are not needed at this stage. Information on any previous extensions to the property, including dimensions, should also be included

### 3.3 Guidance on Repairs, Alterations and Extensions

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

Before starting any works, property owners are advised to contact the Council for advice.

#### General

- Work should be undertaken in accordance with the British Standard *Guide to the Principles of Conservation of Historic Buildings* (BS7913:1998).
- Any archaeological work within the conservation area should be planned with reference to a wider research strategy for the monastic site.
- Consideration should be given to the extension of the existing conservation area to include Bede's World.

#### St. Paul's Church and Monastery Remains

- Any repairs, restoration work or alterations must be based on detailed archaeological analysis of the fabric of St. Paul's Church and the monastery remains.
- The work to the church should be carried out according to best conservation practice commensurate with a building of this status. The work should be carried out in a logical sequence according to priorities established in the Quinquennial Report (1999).
- The design and detailing of the exterior elevations of the church and monastery remains must be respected and maintained.
- Repointing of masonry should be carried out using lime mortar and this should only be undertaken by suitably experienced and supervised stonemasons.
- Materials should be repaired in a like for like manner.
- A roof repair programme for the church should be established, including re-slating of the north aisle and replacement lead gutter lining at the east gable of the north aisle. The profiled gutters on the nave, north aisle and west porch should be taken down, overhauled and replaced where necessary.
- Monitor tower and chancel for progressive structural movement (not seasonal).
- Iron tie rods should be cleaned and repainted.
- Embedded iron plates in the tower walls should be carefully removed from masonry and joints repaired using stone pinnings and lime mortar.
- Repairs to stained glass should only be undertaken by a suitably qualified and experienced person.
- Paintwork to exterior metal and joinery should be continued according to a maintenance strategy.
- Consideration to be given to protecting all stained glass windows of the church with powder-coated steel mesh or secondary glazing (with ventilation).
- The monastery remains should be monitored for future repair and conservation works as required and any future works should be undertaken by a suitably experienced and qualified and supervised stonemason.
- In the event of any proposed works to the floors within the church, advice should be sought prior to works and archaeological review and recording of the paving should be undertaken – excavation should be carried out by an archaeologist.
- The annex building adjacent to the church is a negative element and should be removed – archaeological advice and monitoring will be required
- The churchyard setting should be retained as a managed graveyard.
- Repair, consolidation and some rebuilding of the churchyard walls should be undertaken. Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the overall character of the Borough's historic areas and buildings. Distinctive boundary elements include brick and stonewalls, gates, cast iron railings, and stone and brick plinths and piers. Historic boundary walls should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original.

- Headstones should be maintained in situ and monitoring and assessment carried out for individual monuments. The environment of the Drewett family tombs adjacent to the church should be improved.
- Mechanical grass cutting equipment should be avoided within the churchyard and monastery ruins area to prevent damage to monuments, headstones and other fabric.
- The skyline of the St. Paul's Historic Core Special Character Area in particular is distinctive, with the dominant form of Jarrow Hall on raised land and the tower of St. Paul's Church, which is visible from the surrounding area. These features and views make a considerable contribution to the character of the area and should be retained.
- Key views should be retained and enhanced wherever possible.
- Cleaning can have a marked, and potentially damaging effect on the character of historic buildings and historic fabric. Cleaning should not be undertaken on St. Paul's Church or the monastery remains.
- The upstanding Saxon and mediaeval building remains at St. Paul's should be subject to detailed building recording prior to any future works.

#### **Jarrow Hall and Drewett's Park**

- Should be preserved and maintained as an important feature within the proposed World Heritage Site.
- Should remain publicly accessible and an interpretive link between Jarrow Hall, Bede's World, Drewett's Park and St. Paul's Church.
- The brickwork and masonry of Jarrow Hall should be repointed using lime mortar.
- Indents of replacement bricks or stone should be avoided and stones with minor erosion should be left in place.
- The joinery of windows should be repaired on a like for like basis, although it is sometimes appropriate to use hardwood in replacing window sills.
- Paint colour investigation should be carried out on the original joinery of the windows and doors, (this would include the fanlight), to establish early window colours. This analysis should be done using microscopic paint section analysis, not simply on-site paint scrapes.
- Interpretation should be updated.
- Bede's World museum building should be maintained and the award-winning design and form of this building respected in the design of any future development of the museum.

#### **Jarrow Bridge**

- The bridge should be retained, conserved and repaired where required and maintained using conservation best practice.
- The masonry of Jarrow Bridge should be repointed using lime mortar.
- Cleaning can have a marked, and potentially damaging effect on the character of historic buildings and historic fabric. Cleaning should not be undertaken on Jarrow Bridge.

#### **Quay Corner Avenue**

- Encourage improved maintenance of the area between the houses on Quay Corner Avenue.
- Resist large scale, or unsympathetically designed development that would physically, visually impact upon the structures or setting of Jarrow Hall and Bede's World.



### 3.4 Guidance on Works to Streets, Landscape and Open Spaces

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

#### Best Practice Design Principles

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

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

#### Street Layout

The Local Authority will seek to:

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

#### Surface Materials

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

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

### Street Furniture and Signs

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

The Local Authority will seek to:

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

### Street Lighting

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

The Local Authority will seek to:

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

### Cycle Routes

The Local Authority will seek to:

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

### **Traffic Management and Road Safety**

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

- Adopt a minimalist approach. Physical measures should involve minimal visual interference with the established street scene. Keep signs and other street furniture to a minimum.
- Reinforce or enhance local character using traditional features or elements already found in the area where practicable.
- Only use traditional materials in the highway, for example asphalt and granite setts.
- Colour contrasting surfaces and materials are usually unnecessary and undesirable and should only be used when they assist visually impaired people.
- Road marking should be confined solely to those necessary for highway safety.
- Consider stone sett surfaces, which may help reduce traffic speeds, and are traditional elements in many streets.
- Consider rumble strips of stone setts laid slightly above the level of the existing carriageway at entry points.
- Detailed designs, construction methods, materials and workmanship should be of the highest standards.
- Confine road markings to those essential for highway safety.
- Traffic management schemes respect the historic street layout. Features such as footway build-outs and defined parking bays can be detrimental to the historic street character.
- Ensure the Design Review Panel considers all significant traffic management proposals within the Borough's historic areas.

### **Recycling Facilities and Bins**

The Local Authority will seek to:

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

### **Street Management**

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

The Local Authority will seek to:

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

**Utilities**

The Local Authority will seek to:

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

**Advertising**

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

The Local Authority will seek to:

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

**CCTV**

The Local Authority will seek to:

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



### 3.5 Design Quality Management

#### Streetscape Management

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

#### The Design Review Panel

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

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

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

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

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

## Section 4

### References and Further Reading

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

#### **National Conservation Policy and Guidance**

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

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

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

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

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

Guidance on Conservation Area Appraisals (2005), English Heritage

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

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

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

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

#### **Urban Design Policy and Guidance**

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

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

Streets for All Summary (2004), English Heritage

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

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

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

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

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

### **Local Policy and Guidance**

St. Paul's Conservation Area Character Appraisal (2006), Simpson & Brown

Wearmouth-Jarrow Conservation Plan (Draft) (2006), Simpson & Brown

Quinquennial Report on the Parish Church of St. Paul, Jarrow (May 1999), Christopher Downs

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

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

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

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

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

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

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

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

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

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

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

**Other References**

Wearmouth-Jarrow Candidate World Heritage Site Statement of Outstanding Universal Value (Draft) (September 2005) Morris, Richard

Wearmouth and Jarrow Monastic Sites, Volume 1 (February 2006), Cramp, Prof. Rosemary

A tour thro' the whole island of Great Britain, divided into circuits or journies...With which is included, a set of maps of England and Wales, divided into countries; and a map of Scotland/ composed by Herman Moll, geographer (1927), Defoe, Daniel

A Geophysical Survey of Drewett's Park and Jarrow Hall Garden, Tyneside (September 2003), Durham University

Guidance on Conservation Area Appraisals (February 2006), English Heritage/ Planning Advisory Service

Guidance on the Management of Conservation Areas (February 2006), English Heritage/ Planning Advisory Service

Jarrow and Wearmouth Monastic Sites World Heritage Site Setting Appraisal Study (May 2005)

The Northern Counties from AD 1000 (1998), McCord & Thompson

Newcastle upon Tyne: its growth and achievement Newcastle (1950), Middlebrook, S.

Excavations at Church Bank, Jarrow, 1989-91, Archaeologia Aeliana 5 Ser. 26, 59-85 (1998), Speake, S.

The History and Antiquities of the County Palatinate of Durham vol. II (1820), Surtees, Robert



## Appendix 1: Statement of Consultation for Supplementary Planning Document 13: St Paul's Conservation Area Management Plan

### 1. Introduction

The Statement of Consultation describes the consultation that has been undertaken in the preparation of 'Supplementary Planning Document 13: St Paul's Conservation Area Management Plan' of the South Tyneside Local Development Framework. This is in accordance with The Planning and Compulsory Purchase Act 2004 and The Town and Country Planning (Local Development) (England) Regulations 2004 (Part 5).

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

This Supplementary Planning Document (SPD 13) and all other documents of the South Tyneside LDF are prepared and developed in an open, inclusive and fair manner.

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

### 2. The Consultation Process

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

#### 2.1 Which bodies were consulted

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

Specific consultation bodies included:

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

Other consultees included:

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

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

## 2.2 Where the draft Management Plan was made available

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

- **South Tyneside Council Offices** between the hours of 8.30am and 4.30pm Monday to Friday
  - Town Hall and Civic Offices, Westoe Road, South Shields, NE33 2RL
  - Jarrow Town Hall, Grange Road, Jarrow, NE32 3PH
  - Hebburn Civic Centre, Campbell Park Road, Hebburn, NE31 2SW
- **South Tyneside Libraries** during normal opening hours
  - Boldon Lane Library, Boldon Lane, South Shields, NE34 0LZ
  - Chuter Ede Library Access Point, Chuter Ede Community Centre, Galsworthy Road, South Shields, NE34 9UG
  - Cleadon Park Library, Sunderland Road, South Shields, NE34 6AS
  - East Boldon Library, Boker Lane, East Boldon, NE36 0RY
  - Hebburn Library, Station Road, Hebburn, NE31 1PN
  - Jarrow Library, Cambrian Street, Jarrow, NE32 3QN

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

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

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

### 2.3 How we consulted

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

Public consultation events were also held on 16<sup>th</sup> December 2006, at Bede's World Museum (10am to 4pm). Documents were made freely available and two members of the Planning Futures Team were on hand to explain the role of the Management Plan, its relationship with the LDF and the World Heritage Site bid, and to answer any questions. A comments sheet was also made available and the public was invited to make comments on the draft Management Plan.

### 3. Key messages from the consultation

At the close of the consultation period, one email and two postal responses had been received. One letter was received from the Government Office for the North East (representing a number of national departments), advising on specific procedural matters in the production of SPDs, as set out in the Act and Regulations and noted throughout this Statement. The preparation, production and consultation of the Management Plan were in accordance with such advice and so no action was necessary.

Another letter was received from a resident of Jarrow, concerned with the maintenance of Drewett's Park. Particular actions for the park and also those for other parts of the conservation area were enhanced, in order to ensure the proper maintenance of all the open spaces within St. Paul's.

An email response was received from the World Heritage Site Project Officer on behalf of the joint Wearmouth-Jarrow Candidate World Heritage Site Partnership. In response to comments, the final version SPD 13 makes greater links to the implications of the joint Wearmouth-Jarrow World Heritage Site bid. It seeks to support the bid by providing a robust framework from which to protect, preserve, enhance and manage the conservation area in the context of the World Heritage Site area and its setting.

It is considered, in a general sense, that there was overall support for the Management Plan in numerous respects:

- 1) The primary aim to preserve and enhance the conservation area;
- 2) The series of proposed actions for each of the three character areas, including the special character area;
- 3) The advice it sets out for applicants undertaking any work within the conservation area; and
- 4) The role of the Conservation Area Management Plan with relation to the World Heritage Site bid process and the implications the area faces.

Subsequent changes were incorporated into the Management Plan at the close of the consultation period and these reflect further the significant historic importance and value of St. Paul's, and the careful management of the conservation area.

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

Consultees list for SPD 13: St. Paul's Conservation Area Management Plan				
Title	Name		Position	Organisation
<b>External Consultees</b>				
Ms.	Caroline	Burden	Planning Team, Regional Group	Government Office for the North East
Ms.	Mary	Edwards	Planning Team, Regional Group	Government Office for the North East
Mr.	Christopher	Snarr	LDF Team Manager	The Planning Inspectorate
Mr.	Malcolm	Bowes	Assistant Director	North of England Assembly
Mr.	David	Miliband	Member of Parliament	The Labour Party
Mr.	Stephen	Hepburn	Member of Parliament	The Labour Party
Mr.	Ian	Radley	Director – Network Strategy (North East)	Highways Agency
Mr.	Steve	Gawthorpe	Area Director North East	English Partnerships
				The Environment Agency
Ms.	Jenny	Loring	Northumbria Team	Natural England
Mr.	Alan	Hunter		English Heritage
Dr.	Nic	Best	Regional Policy Officer	Campaign to Protect Rural England
				Friends of the Earth
Mr.	Lionel	Hehir	LSP Partner	Bettering the Environment in South Tyneside
Mr.	Richard	Smith	Chief Executive	Commission for Architecture and the Built Environment
				Society for the Protection of Ancient Buildings
				Ancient Monument Society
				North East Civic Trust
				Architectural and Archaeology Society
				Council for British Archaeology
Mr.	Ian	Ayris	Historic Environment Manager	Newcastle City Council
Mr.	David	Heslop	Tyne & Wear County Archaeologist	Newcastle City Council
				Victorian Society
				The Georgian Group
				Church Commissioners
			The Diocesan Secretary	Diocesan Board of Finance



				National Farmers Union
The Rt. Revd.	John Lawrence	Pritchard		Bishop of Jarrow
Supt.	Dave	Pryer	Area Commander	Northumbria Police
				Northumbria Tourist Board
				Tyne & Wear Museums
Mr.	Keith	Wilson	Managing Director	Port of Tyne Authority
Mr.	Brian	Darling	Estates Manager	Port of Tyne Authority
Ms.	Laura	Sole	World Heritage Site Project Officer	Wearmouth-Jarrow Candidate World Heritage Site Partnership
<b>Internal Consultees</b>				
Ms.	Irene	Lucas	Chief Executive	South Tyneside Council
Ms.	Amanda	Skelton	Executive Director – Neighbourhood Services	South Tyneside Council
Mr.	David	Slater	Executive Director – Regeneration and Resources	South Tyneside Council
Mr.	Kim	Bromley-Derry	Executive Director – Children and Young People	South Tyneside Council
Ms.	Diane	Wood	Assistant Chief Executive - Policy	South Tyneside Council
Mr.	Keith	Harcus	Assistant Chief Executive - Performance	South Tyneside Council
Mr.	Rick	O'Farrell	Head of Enterprise and Regeneration	South Tyneside Council
Mr.	Alan	Holt	Head of Customer Services & ICT	South Tyneside Council
Ms.	Lynda	Fothergill	Head of Communications	South Tyneside Council
Mr.	Brian	Scott	Interim Head of Finance	South Tyneside Council
Mr.	Brian T	Scott	Head of Corporate Governance	South Tyneside Council
Mr.	Peter	Fanning	Head of Organisational Development and People	South Tyneside Council
Mr.	Stephen	Moore	Head of Pensions	South Tyneside Council
Ms.	Amanda	Bradley	Head of Early Intervention and Safeguarding	South Tyneside Council
Mr.	Mike	Dillon	Head of Head of School Inclusion and Achievement	South Tyneside Council
Ms.	Christine	Smith	Head of Transition and Wellbeing	South Tyneside Council
Ms.	Gill	Rowlings	Head of Directorate Support – Children and Young People	South Tyneside Council
Ms.	Daljit	Lally	Head of Care and Commissioning Services	South Tyneside Council
Mr.	Paul	Walker	Head of Regulatory Services	South Tyneside Council
Ms.	Sylvia	Brown	Head of Community Services	South Tyneside Council
Ms.	Tony	Duggan	Head of Cultural Services	South Tyneside Council
Mr.	Keith	Hannah	Head of Directorate Support – Neighbourhood Services	South Tyneside Council
Mr.	Mike	Conlon	Head of Change Management	South Tyneside Council
Mr.	Ian	Cansfield	Planning Futures Manager	South Tyneside Council
Ms.	Kath	Lawless	Development Control Manager	South Tyneside Council

Mr.	Gordon	Atkinson	Area Planning Team Leader – East Team	South Tyneside Council
Mr.	John	Bundock	Area Planning Team Leader – West Team	South Tyneside Council
Mr.	Steve	Landells	Deputy Area Planning Team Leader – West Team	South Tyneside Council
Mr.	Ron	Weetman	Special Projects Manager	South Tyneside Council
Mr.	Dave	Carr	Highways Manager	South Tyneside Council
Mr.	Dave	Elliot	Highways and Transportation Design Manager	South Tyneside Council
Mr.	Caine	Spence	Street Lighting and Highways Signs Manager	South Tyneside Council
Mr.	Kevin	Wallace	Environmental Maintenance Manager	South Tyneside Council
Ms.	Kate	Elder	Policy & Innovation Officer	South Tyneside Council
Mr.	Jamie	McDonald	Asset & Capital Manager	South Tyneside Council
Mr.	Mike	Harding	Legal Services Manager	South Tyneside Council
Mr.	Hugh	McShane	Local Strategic Partnership Manger	South Tyneside Council
<b>Members of the Council</b>				
Cllr.	Paul	Waggot	Leader of the Council	South Tyneside Council
Cllr.	Iain	Malcolm	Deputy Leader of the Council	South Tyneside Council
Cllr.	Michael	Clare	Lead Member – Environment, Housing & Transport	South Tyneside Council
Cllr.	Eddie	McAtominey	Lead Member – Jobs, Enterprise & Regeneration	South Tyneside Council
Cllr.	Jim	Sewell	Lead Member – Culture & Wellbeing/ Planning Committee	South Tyneside Council
Cllr.	Bill	Brady	Lead Member – Equality & Diversity	South Tyneside Council
Cllr.	Joanne	Bell	Lead Member – Safer & Stronger Communities	South Tyneside Council
Cllr.	Tom	Hanson	Lead Member – Independent and Healthy Lives/ Bede Ward	South Tyneside Council
Cllr.	Jim	Foreman	Lead Member – Children & Young People	South Tyneside Council
Cllr.	Alex	Donaldson	Lead Member – Resources	South Tyneside Council
Cllr.	Tom	Defty	Planning Committee/ Bede Ward	South Tyneside Council
Cllr.	Maisie	Stewart	Bede Ward	South Tyneside Council
Cllr.	Emma	Lewell	Primrose Ward	South Tyneside Council
Cllr.	Jim	Perry	Primrose Ward	South Tyneside Council
Cllr.	Barrie	Scorer	Planning Committee/ Primrose Ward	South Tyneside Council
Cllr.	Alan	Kerr	Chair of Planning Committee	South Tyneside Council
Cllr.	Bill	Lynch	Vice Chair, Planning Committee	South Tyneside Council
Cllr.	Jim	Capstick	Planning Committee	South Tyneside Council
Cllr.	Steve	Harrison	Planning Committee	South Tyneside Council
Cllr.	Joe	Kidd	Planning Committee	South Tyneside Council
Cllr.	Elaine	Leask	Planning Committee	South Tyneside Council

Cllr.	Joan	Meeks	Planning Committee	<b>South Tyneside Council</b>
Cllr.	Laurence	Nolan	Planning Committee	<b>South Tyneside Council</b>
Cllr.	David	Potts	Planning Committee	<b>South Tyneside Council</b>
Cllr.	William	Troupe	Planning Committee	<b>South Tyneside Council</b>

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

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

**LOCAL DEVELOPMENT FRAMEWORK FOR SOUTH TYNESIDE COUNCIL:**

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

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

South Tyneside Council has prepared pre-adoption proposals for:

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

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

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

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

**South Tyneside Council Offices**

(between the hours of 8:30 am and 4:30pm Monday to Friday)

Town Hall and Civic Offices, Westoe Road, South Shields

Jarrow Town Hall, Grange Road, Jarrow

Hebburn Civic Centre, Campbell Park Road, Hebburn

**South Tyneside Libraries**

(during normal opening hours)

Boldon Lane Library Boldon Lane, South Shields, NE34 0LZ

Chuter Ede Library Access Point, Chuter Ede Community Centre, Galsworthy Road, South Shields, NE34 9UG

Cleadon Park Library Sunderland Road, South Shields, NE34 6AS

East Boldon Library, Boker Lane, East Boldon, NE36 0RY

Hebburn Library, Station Road, Hebburn, NE31 1PN



Jarrow Library, Cambrian Street, Jarrow, NE32 3QN  
Primrose Library, Glasgow Road, Jarrow, Primrose, NE32 4AU  
South Shields Central Library, Prince Georg Square, South Shields, NE33 2PE  
Whitburn Library, Mill Lane, Whitburn, SR6 7EN

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

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

**Representations can be made between 4<sup>th</sup> December 2006 and 15<sup>th</sup> January 2007.**

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

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

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

## Appendix 2: Sustainability Appraisal Report of SPD 13: St. Paul's Conservation Area Management Plan

### Introduction to Sustainable Development

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

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

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

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

### Appropriate Assessment

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

St. Paul's Conservation Area lies outwith a European Designated Site, however, the River Don estuary is identified as an area used by bird species protected under the European designations for wading and roosting (for further information refer to 'Information in support of the Habitats Regulation Assessment of the South Tyneside Core Strategy', January 2007).

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

There is a three-stage approach, usually involving:

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

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

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

### **Sustainability Appraisal and Strategic Environmental Assessment**

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

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

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

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

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

### **Introduction to Conservation Area Management Plan Sustainability Appraisal**

The St. Paul's Conservation Area Management Plan SPD, along with the emerging South Tyneside Local Development Framework (including saved policies from the Unitary Development Plan), will be a material consideration in determining planning applications and assessing their sustainable credentials. It is intended to adopt the SPD in March 2007.

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

This SPD provides the detail to implement 'saved' UDP Policy ENV5 and LDF Core Strategy Policy ST2. There are also a number of other, complementary policies within the Core Strategy, such as those dealing with sustainable urban areas, local character and distinctiveness, biodiversity/ geodiversity and protecting natural resources that, when implemented, will also maximise the sustainability impact of this document.

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

The SA comprised the following stages:

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

### **The Appraisal Workshop**

The workshop to appraise this SPD was held at South Shields Town Hall on 9<sup>th</sup> November 2006. It was facilitated by a member of the Spatial Planning Team who was not directly involved in the production of SPD. The workshop included:

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

SPD 13 St. Paul's Conservation Area Management Plan	Questions	Timescale		Impact	Scale					Commentary
Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary	Rural	Urban	
1. To create and retain wealth	Will new businesses be created? Will it generate sustainable economic growth? Will it generate new employment? Will it increase average household income?	✓	✓	T T	T T	T T	T T	X	T	The SPD fully supports the World Heritage Site (WHS) bid for Wearmouth-Jarrow.  The bid is the UK's 2009 nomination and a successful outcome will have potentially significant impacts in the longer term on the economic profiles of Jarrow and Sunderland.  This could potentially include significant job creation at Bede's World Museum and in complementary employment sectors (such as travel and tourism, marketing, maintenance and management) across South Tyneside and the wider area.
2. To help businesses start up, grow and develop	Will it stimulate an entrepreneurial culture? Will it improve business development and enhance competitiveness? Will it promote growth in key sectors? Will it encourage business diversity?	X	✓	T	T	T	T	X	T	The SPD should contribute to the WHS bid, including supporting business development in the local area.  The effect will be either marginal or significant in the longer term, depending on the bid's outcome.  Furthermore, the SPD seeks to ensure in principle that any development (including business) in proximity to the conservation area, is sympathetic and complementary to the conservation area as a whole and the WHS bid's aspirations.
3. To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	Will this reduce outward migration? Will this reduce unemployment rates? Will this increase employment rates? Will this reduce the rate of worklessness?	X	✓	T	T	T	T	X	T	The SPD is fully supportive of ensuring high and stable levels of employment.  The significant impact of this will be as a consequence of the WHS bid outcome, and also employment opportunities within the conservation area itself (see comments stated above).



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Sustainable Development Objectives		Short term	Long term	Severity	Cumulative	Local	Trans-boundary			
4. To establish and retain a flexible and highly skilled workforce through training and education	Will it improve people's skills? Will it improve educational performances against the national average? Will it encourage retention of people with higher-level skills? Will this encourage links between education and employment at all educational levels? Will this encourage social inclusion?	✓	✓	T	T	T	T	X	T	There is potential for the creation of jobs in the service sector, notably tourism, marketing, hospitality, education etc.  As well as job creation and improvements in skills, local schools, community groups and the wider community as a whole will potentially benefit from the SPD's and WHS bid's objectives, including skills, training and education.
5. To encourage self-sufficiency and local production in Borough	Will it encourage self-sufficiency and local production in South Tyneside?	✓	✓	T	T	T	T	X	T	This objective is not dealt with by the SPD but there is potential to develop local skills in specialist construction and restoration methods etc.  It is also considered that any restoration works, for example, are most likely to be carried out by firms operating outside of the Borough.
6. To prevent deterioration and where possible improve local air quality levels for all	Will it prevent deterioration or improve local air quality?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective.  The document does not specifically attempt to cover these issues.
7. To protect and enhance the quality of the Borough's land and groundwater, rivers and seawaters	Will it reduce pollution of land, groundwater, rivers and the sea? Will it protect and enhance the quality of the Borough's groundwater, rivers and seawaters? Will it encourage use of the Borough's natural assets?	X	X	X	X	X	X	X	X	There is no direct relationship between the SPD and this objective.  However, the management plan does acknowledge the importance of the River Don and other nature conservation issues within the locality.

SPD 13 St. Paul's Conservation Area Management Plan	Questions	Timescale		Impact	Scale			Rural	Urban	Commentary
		Short term	Long term		Severity	Cumulative	Local			
8. To protect and enhance the Borough's coastline and water frontage	<p>Will it manage the coastline in accordance with the Shoreline Management Plan?</p> <p>Will it reduce and minimise the risk to people and properties of flooding?</p> <p>Will it reduce the risk of damage to property by storm events?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>However, the management plan does acknowledge the important influences of the River Don and the River Tyne.</p>
9. To reduce the causes and the impacts of climate change	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it reduce greenhouse gases and CO2 emissions in line with national targets?</p> <p>Will it improve the Standard Assessment Procedure (SAP) rating of housing in the Borough?</p>	✓	✓	-	-	-	-	-	-	<p>The SPD does not have any specific reference to climate change, but may have adverse effects due to the requirement to use specific materials and construction/ restoration methods.</p> <p>However, the protection of buildings and structures within the conservation area reduces the need for the construction of new developments, thereby decreasing both the use and transportation of materials.</p> <p>Climate change is specifically dealt with elsewhere in the LDF (e.g. the Core Strategy and SPD1 Sustainable Construction and Development) and across the Council as a whole (e.g. energy efficiency programmes). Such plans and strategies will be implemented within the conservation area where possible and appropriate.</p>
10. To protect and enhance the Borough's bio-diversity and geology	<p>Will it protect and enhance the Borough's bio-diversity?</p> <p>Will it protect and enhance the Borough's designated sites of scientific and natural resource interest?</p> <p>Will it protect and strengthen populations of priority species and enhance priority habitats?</p>	✓	✓	T T	T T	T T	X	X	T T	<p>This objective forms one of the SPD's primary aims.</p> <p>The management plan seeks to ensure the protection, preservation and enhancement of the conservation area's natural assets, including: the River Don, the River Tyne, trees/ vegetation cover, parkland, other areas of open space and wildlife corridors.</p> <p>As a result of the appraisal process, the SPD is to make reference to the potential need for a protected species audit.</p>

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<p>11. To protect and enhance the Borough's diversity of cultural heritage</p>	<p>Will it protect and enhance the Borough's diversity of cultural heritage?</p> <p>Will it protect and enhance the Borough's sites and features of historical and archaeological importance?</p> <p>Will it encourage the interpretation and use of cultural assets in the Borough?</p>	✓	✓	T T	T T	T T	T T	X	T T	<p>This objective forms one of the fundamental aims of the management plan.</p> <p>The SPD seeks to enable the protection, preservation and enhancement of St. Paul's Monastery and ruins, Jarrow Hall, other buildings/ structures and open spaces across the whole of the conservation area.</p> <p>Achieving this LDF objective on the protection and enhancement of the conservation area's diversity of cultural heritage is considered to be very likely and the effects would be positive.</p>
<p>12. To ensure good accessibility for all to jobs, facilities, goods and services in the Borough</p>	<p>Will it encourage travel (domestic and freight) by means other than private car or HGV?</p> <p>Will it help to reduce traffic congestion and improve road safety?</p> <p>Will it encourage mixed-use development in accessible locations?</p> <p>Will it encourage and promote the use of e-infrastructure including broadband ICT?</p> <p>Will it ensure good accessibility for all to jobs, facilities, goods and services in the Borough to appropriate standards?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>Removing street clutter may have a positive impact in terms of pedestrians and cyclists, although traditional surface materials may create some mobility issues.</p> <p>Streetscape design must take into account accessibility and visual amenity.</p> <p>In total, the document does not specifically attempt to cover this objective.</p>
<p>13. To minimise the amount of waste produced and promote sustainable waste management</p>	<p>Will it ensure that the management of waste is consistent with the waste management hierarchy (avoid, reduce, re-use, recycle and residual disposal through the BPEO)?</p> <p>Will it encourage more recycling/ composting?</p> <p>Will it reduce waste production?</p> <p>Will it divert waste from landfill?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does not specifically attempt to cover these issues, however, there is reference to the re-use of building materials.</p>

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14. To make prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw and finite materials?</p> <p>Will it minimise the use of fossil fuels?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does, however, promote the use of appropriate local natural materials.</p>
15. To promote sustainable design and enhance the natural and built environment	<p>Will it encourage high-quality design?</p> <p>Will it encourage higher-density development in accessible locations?</p> <p>Will it promote the construction of homes and commercial buildings to recognised energy efficiency standards, e.g. Eco-Homes and BREEAM?</p> <p>Will it enhance the existing natural and built environment?</p> <p>Will it encourage use of recycled and sustainable building materials and construction methods?</p>	✓	✓	T T	T T	T T	T T	X	T T	<p>This objective forms one of the fundamental aims of the management plan.</p> <p>The SPD seeks to promote high-quality and sustainable design, providing positive effects on the natural and built environment.</p> <p>Examples include the preservation and enhancement of the parkland character area, the River Don, management of the tree stock, and access/ mobility at St. Paul's Monastery and Jarrow Hall.</p>
16. To protect and enhance the quality and distinctiveness of the Borough's land and landscapes	<p>Will it minimise development of greenfield land?</p> <p>Will it encourage the remediation of potentially historically affected land?</p> <p>Will it protect special landscape features?</p> <p>Will it maintain or enhance the Borough's stock of trees?</p>	✓	✓	T T	T T	T T	T T	X	T T	<p>This objective forms one of the fundamental aims of the management plan.</p> <p>The SPD seeks to protect open spaces, special landscape features and tree stock within the conservation area.</p>
17. To maximise the opportunity to redevelop previously developed land (PDL)	<p>Will it maximise the use of PDL?</p>	X	X	X	X	X	X	X	X	<p>There is no direct relationship between the SPD and this objective.</p> <p>The SPD does not specifically attempt to cover these issues.</p>

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<p>18. To ensure everyone has the opportunity of living in a decent and affordable home and tenure of choice</p>	<p>Will it encourage a mix of housing types, sizes and tenures that meet identified needs?                      Will it ensure adequate provision of affordable housing?                      Will it re-use existing housing stock where appropriate?</p>	X	X	X	X	X	X	X	X	<p>The SPD does not have any specific reference to affordable housing and this issue is specifically dealt with elsewhere in the LDF (e.g. SPD4 Affordable Housing).                      St. Paul's Conservation Area has very few residential properties within its boundary, most notably those at Quay Corner Avenue.                      As such, the SPD does not specifically attempt to cover these issues.</p>
<p>19. To reduce crime and anti-social behaviour and the fear of crime and anti-social behaviour</p>	<p>Will it reduce crime and anti-social behaviour levels and the fear of these activities?                      Will it encourage community-led safety?                      Will it promote the adoption of design measures that reduce crime and the opportunity for it?</p>	✓	✓	T	T	T	T	X	T	<p>There is no direct relationship between the SPD and this objective.                      However, the management plan seeks to promote the principles of high-quality design throughout with strong links to the principles of designing-out crime.                      Examples include a streetscape audit, the current PFI lighting initiative, and addressing graffiti at the A185 underpass and fly-tipping at Drewett's Park car park.</p>
<p>20. To improve health and well-being and reduce inequalities in health care and access to it for all</p>	<p>Will it improve access to equal health care for all?                      Will it reduce health care inequalities among all groups of the Borough?                      Will it promote a healthier lifestyle with facilities and opportunities for recreation and leisure for all?</p>	✓	✓	T	T	T	T	X	T	<p>There is no direct relationship between the management plan and this objective.                      However, the SPD seeks to protect the parkland character area and other open spaces across the conservation area, which by their nature promote healthier lifestyles.</p>
<p>21. To promote equality and diversity and protect and strengthen community cohesion</p>	<p>Will it promote equality throughout the Borough?                      Will it address the needs of minority groups within the Borough?</p>	✓	✓	T	T	T	T	X	T	<p>This objective is not a main aim of the SPD.                      However, public consultation and establishing longer-term links with the wider Jarrow community may enhance social cohesion.                      The document is also available in other languages and formats on request.</p>



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		Short term	Long term		Cumulative	Local	Trans-boundary			
22. To increase public involvement in decision making and civic activity	Will it encourage participation in public consultation at all ages and all levels? Will it encourage community inclusion? Will it encourage public empowerment?	✓	✓	T	T	T T	X	X	X	The document aims to involve people of all ages and levels, establishing links with the wider Jarrow community.  Consultation will be in accordance with the LDF's Statement of Community Involvement, with the involvement of groups/ organisations within the local area, such as Bede's World Museum, the Port of Tyne, the WHS Management Group, businesses, community groups and schools.

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

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

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



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