

South Tyneside Site Frameworks 2023



South Tyneside Council

Introduction

This document sets out site frameworks to deliver the Urban and Village Growth Areas in the Draft Local Plan 2023-2040. The document provides an appraisal of the constraints and opportunities associated with each site. It also provides an indicative layout for each site as well as a summary of general design principles.

The Draft Local Plan includes 'key considerations' for the major proposed allocations. These are intended to ensure that development of each site contributes towards achieving sustainable development. The frameworks in this document provide a conceptual layout to guide how these key considerations can be achieved on each site.

The document is highly visual and intended to provide a clear, succinct, and easy to understand overview for each site.



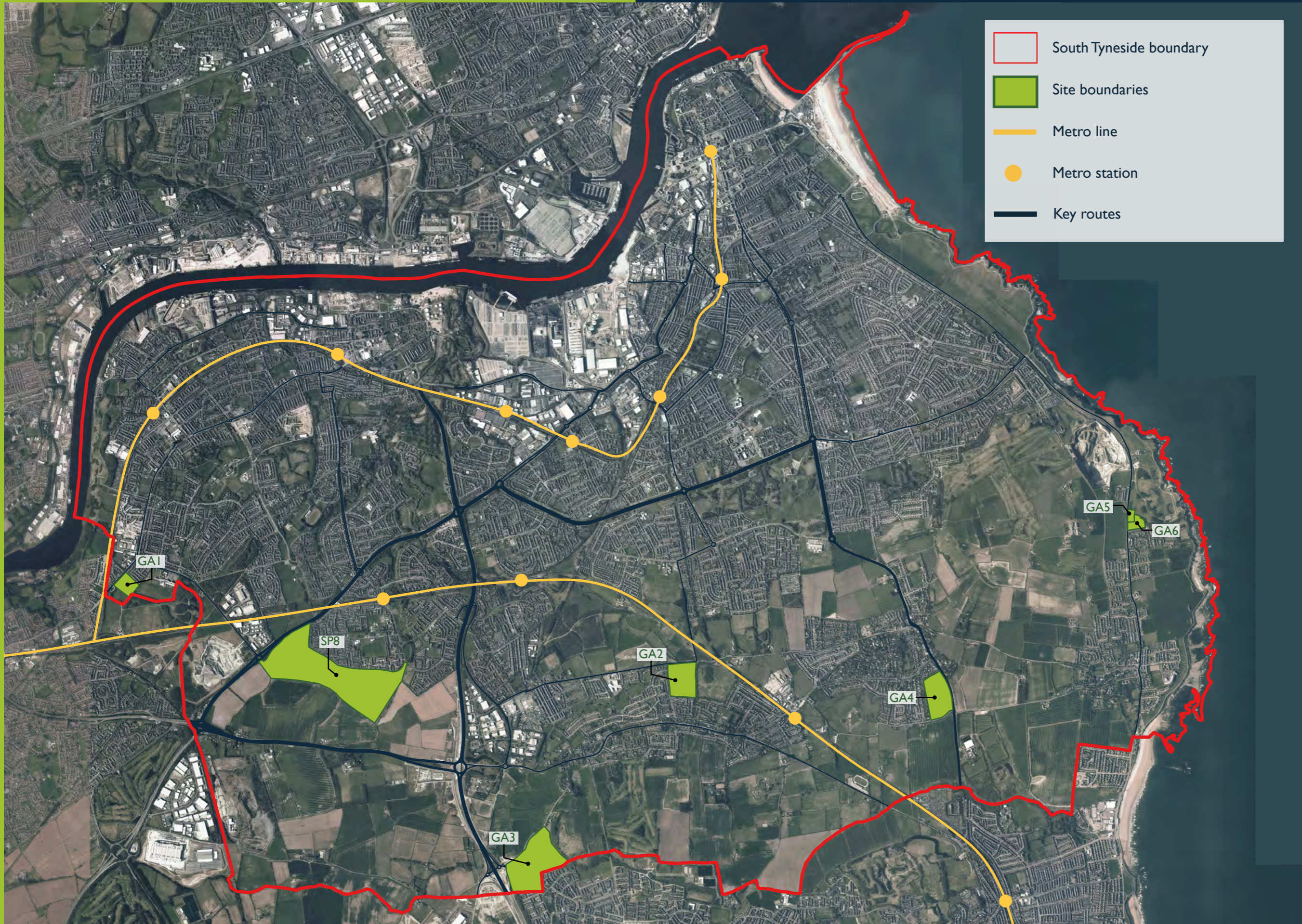
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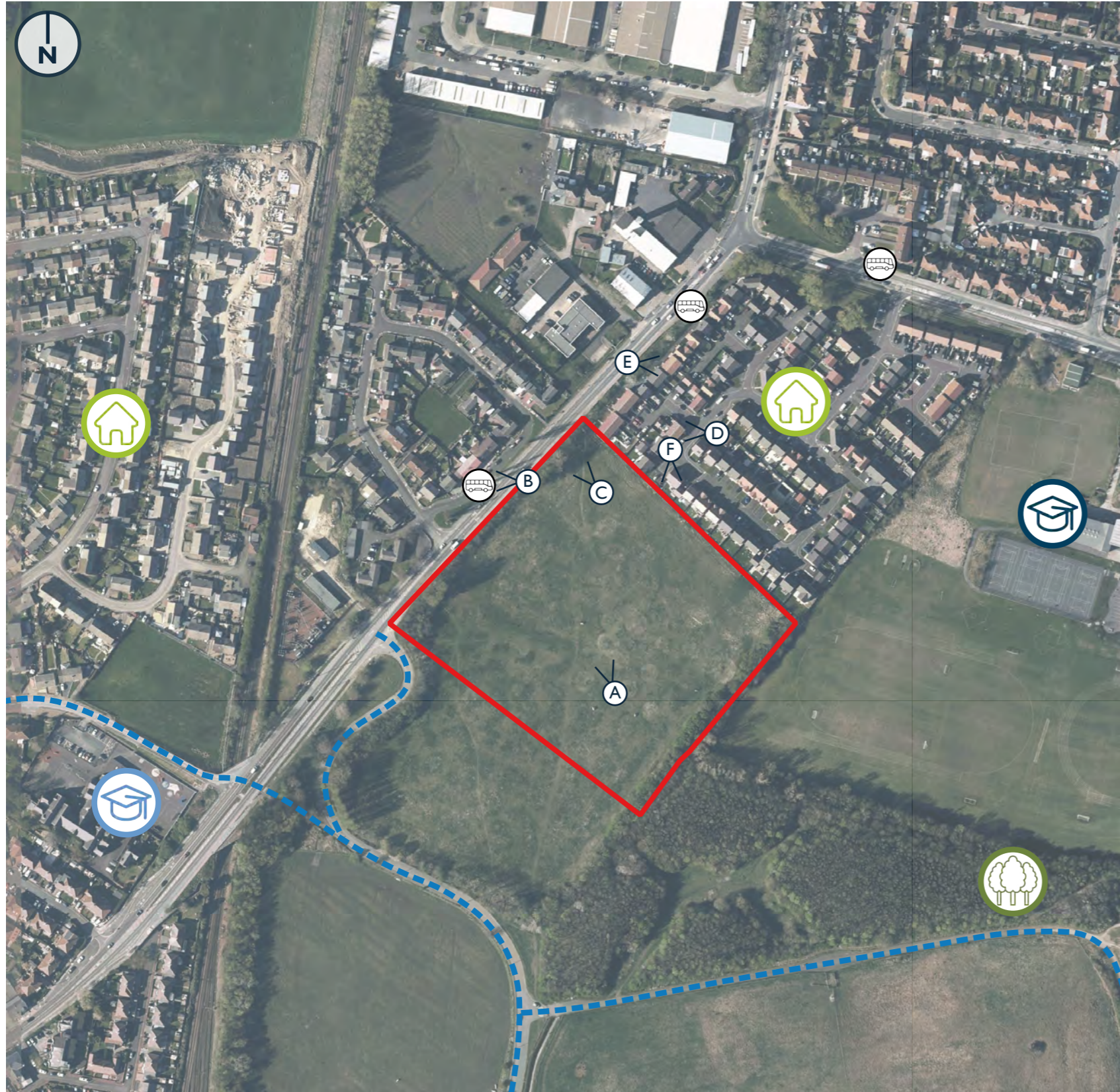
Context



List of Sites

Reference	Site Name	Total Site Area (ha)	Estimated Developable Area (ha)	Capacity
GA1	South Tyneside College, Hebburn Campus	5.70	4.27	115
GA2	Land at North Farm (West), New Road	9.52	7.14	263
GA3	Land to North of Town End Farm	22.40	16.80	400
GA4	Land at West Hall Farm	10.27	7.70	259
GA5	Land at Whitburn Lodge	1.00	0.90	30
GA6	Land to North of Shearwater	1.65	1.20	41
SP8	Land South of Fellgate	56.3	31.2	1200

South Tyneside College, Hebburn Campus



Site Reference: GAI
Ward: Hebburn North
Approximate Capacity: 115

-  Bus stop
-  Primary school
-  Secondary school
-  Open space
-  Residential area
-  National Cycle Network link route





Location:

The site is a former college playing pitch site close to the Borough's boundary with Gateshead. The site is in a predominantly residential area with a secondary school to the east. North of the site is an area of new build homes on the former college site. The site is in close proximity to primary schools and several bus stops.



South Tyneside College, Hebburn Campus: Constraints



-  Landscape boundary to retain
-  Ecological network
-  Houses backing on to the site
-  Green infrastructure corridor

Key Constraints:

- Proximity to wildlife network
- The site is part of the green infrastructure corridor
- Development would result in the loss of playing pitches
- Areas of surface water flooding have been identified on the site
- The site is in a coal resource area
- There are mature trees around the perimeter of the site
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- Development would further narrow the gap between South Tyneside and Gateshead's boundaries.
- The proposed development area is considered to have some archaeological potential.



Example of the housing backing onto the northern part of the site.



Example of the existing landscaped boundary on the site.

South Tyneside College, Hebburn Campus: Opportunities



- Landscape boundary to retain
- Views over green space
- Bus stop
- Connect to existing area
- Connect to public transport stops
- Improve relationship to existing development
- Formalise desire lines
- Strong frontage to green space

Opportunities:

- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Developer contributions towards enhancement of off-site playing pitch provision.
- Proposals must be supported by a site-specific flood risk assessment.
- Proposals must be supported by a site specific transport assessment.
- Mature trees should be retained.
- An up-to-date archaeological desk-based assessment will be required.



Opportunity to formalise pedestrian desire lines through the site.

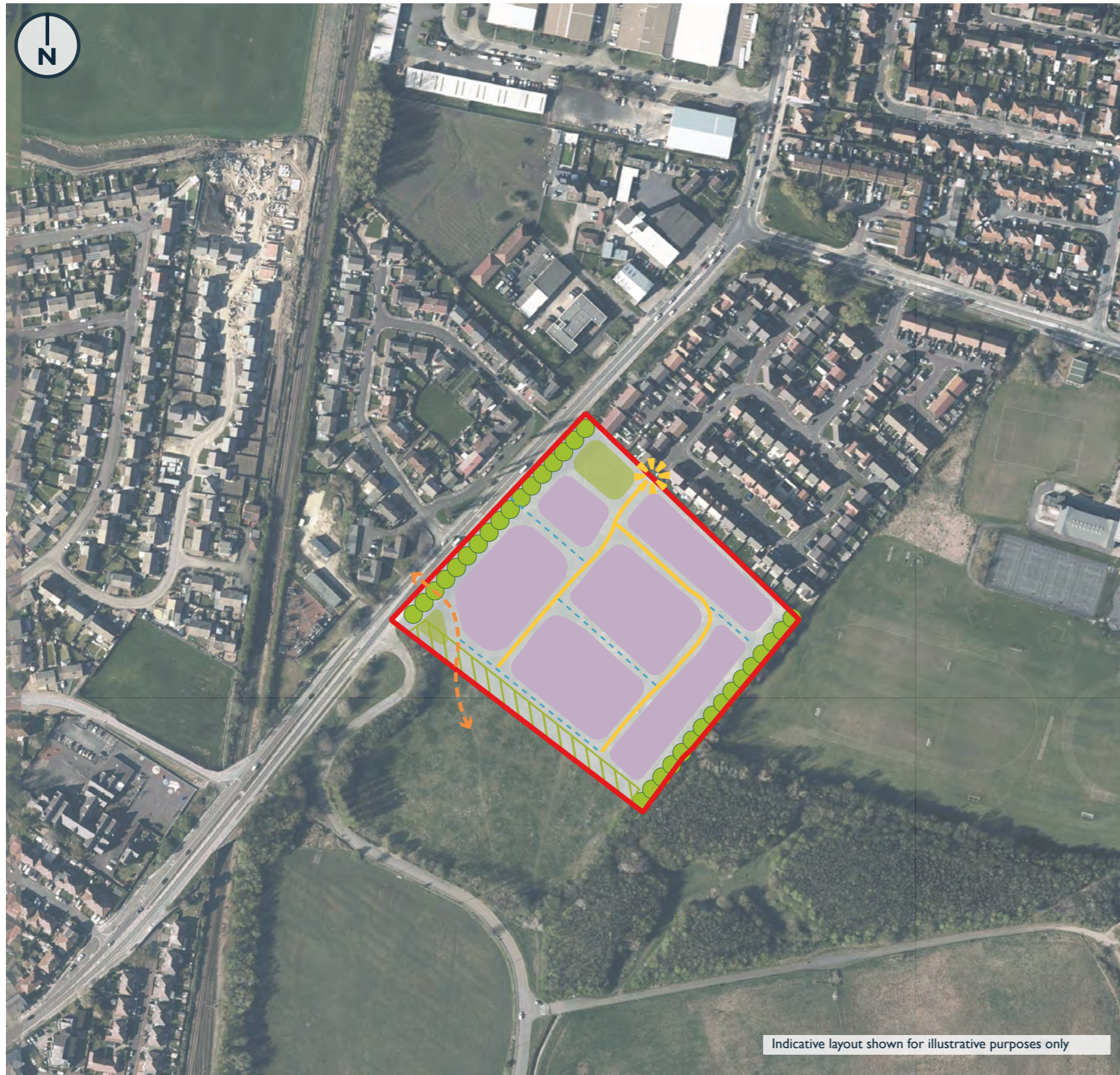


Maintain the well landscaped boundary to the site.
















Opportunity to form a connection with the existing residential development to the north.

South Tyneside College: Indicative Layout

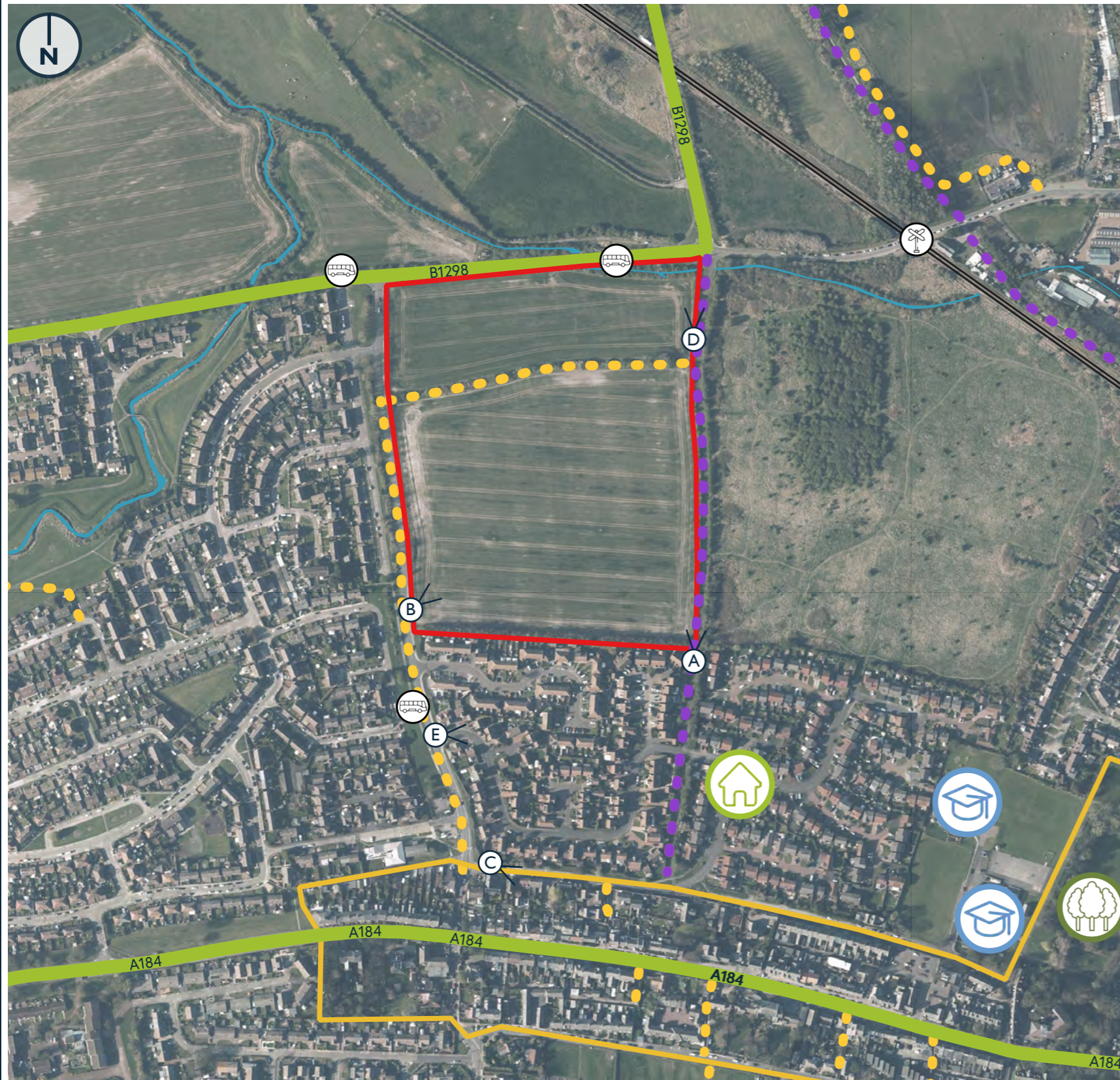


General Design Principles:

-  Enhance and formalise the pedestrian desire lines through the site.
-  Maximise views over the surrounding green space.
-  Take design cues from the surrounding residential context.
-  Incorporate landscaping as an integral part of the design.
-  Create buildings at a scale and mass in keeping with the wider area.

-  Landscape boundary to retain
-  Development plots
-  Key vehicle routes
-  Proposed landscape buffer
-  Open space
-  Secondary vehicle routes
-  Improved pedestrian route
-  Proposed entry point

Land at North Farm (West), New Road



Site Reference: GA2
Ward: Boldon Colliery
Approximate Capacity: 263

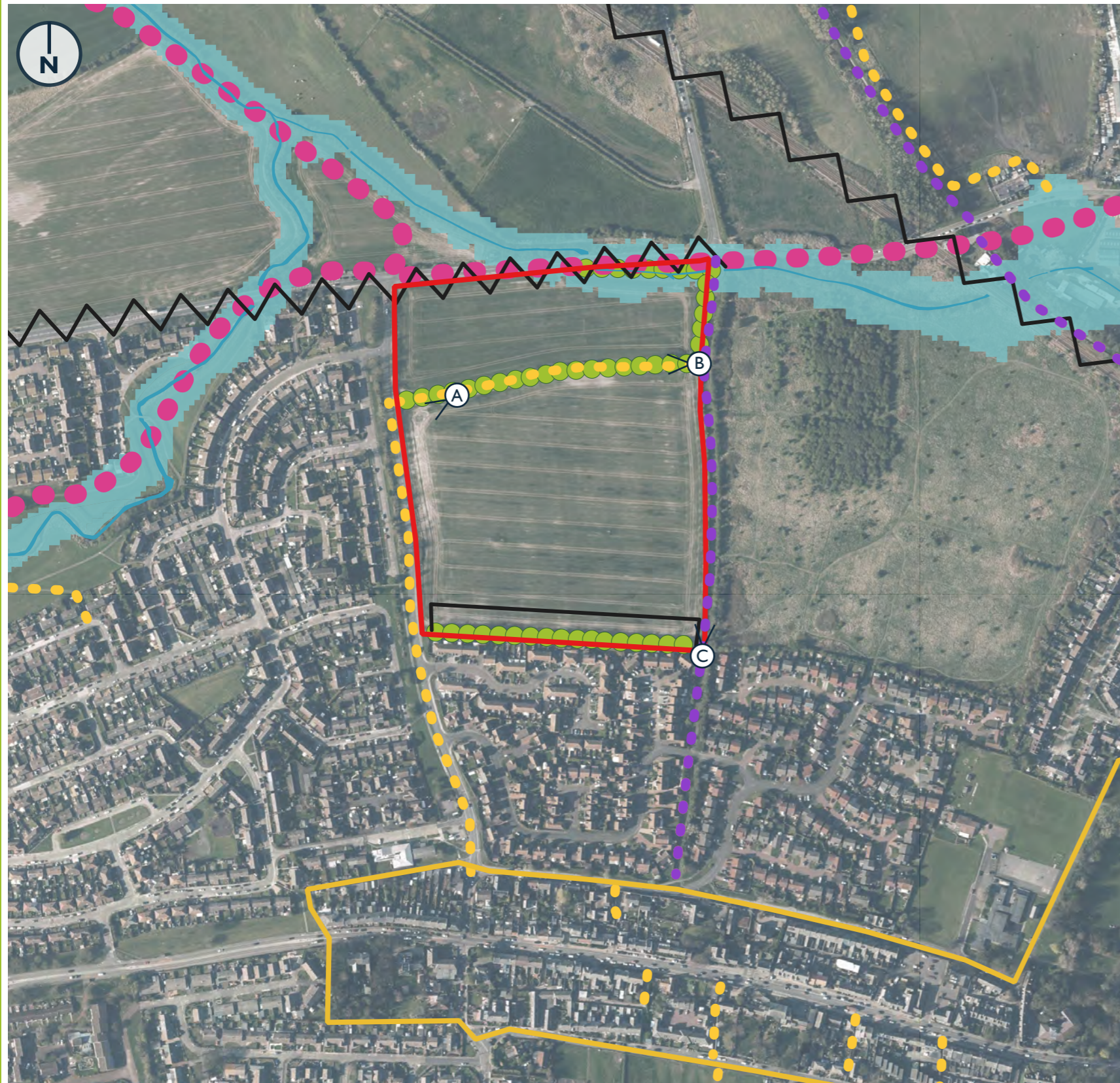
- Conservation area
- Metro line
- Bus stop
- PROW
- Primary school
- Bridleway
- Open space
- Residential area
- Watercourse
- Level crossing

Location:

The site comprises agricultural land in the Boldon Colliery Ward and the East Boldon Neighbourhood Planning area. The site is bounded by residential development to the south and west, New Road to the north and natural greenspace to the east. Development of the site would effectively be a rounding off of the built up area.



Land at North Farm (West), New Road: Constraints



- Existing landscape on site
- East Boldon conservation area
- Houses backing on to the site
- Flood zone
- Bridleway
- PROW
- Noise from B1298 and Metro
- Wildlife corridor
- Watercourse

Key Constraints:

- The site is within a coal resource area
- Flood zones 2 and 3 located along the northern boundary of the site.
- Surface water flooding has been identified along northern boundary and through the centre of the site
- Proximity to wildlife network
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- There is an established hedgerow running through the site
- There is a small watercourse running through the north eastern corner of the site
- The area is considered to have some archaeological potential.



Areas of the site have surface water

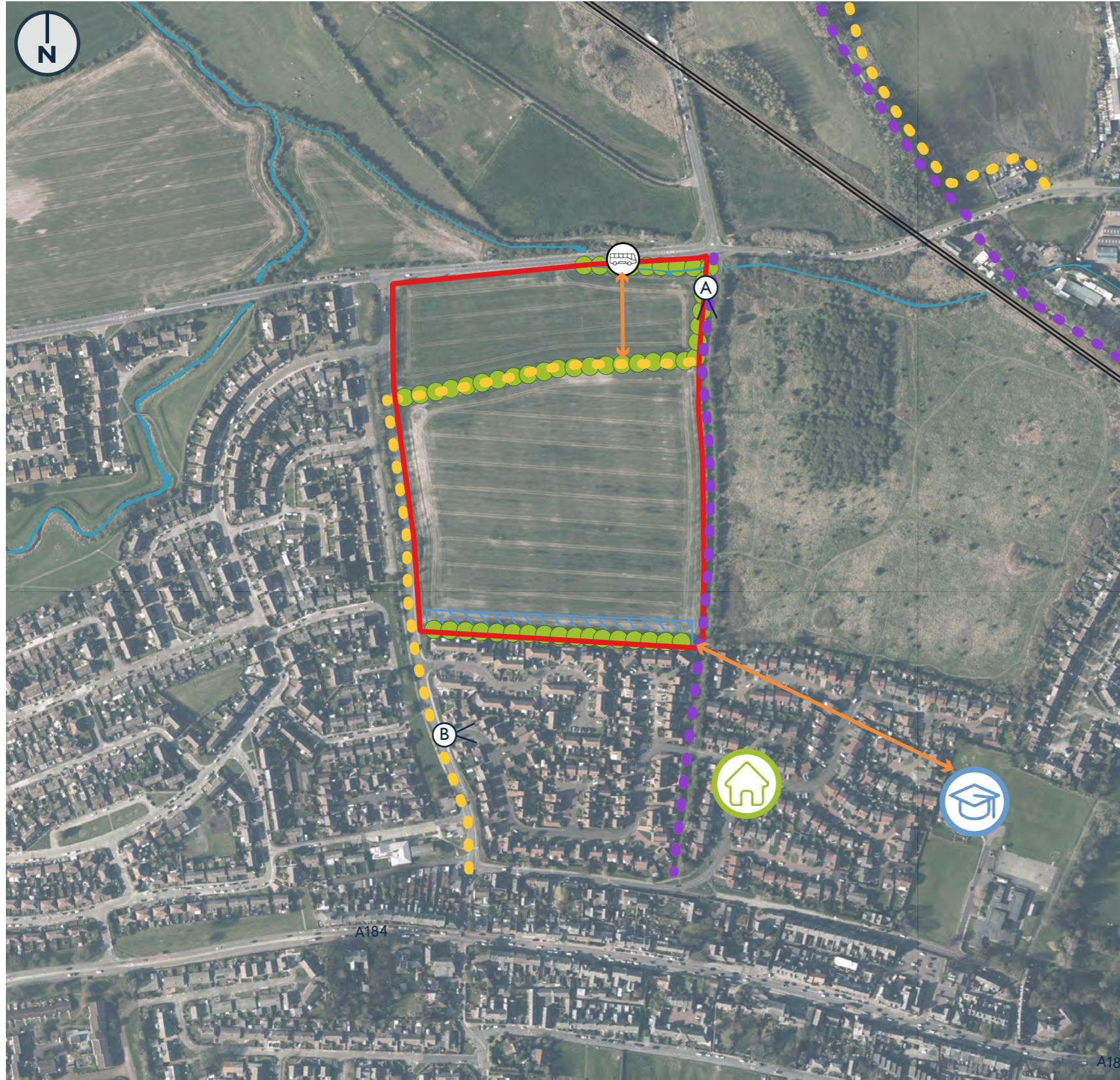


The western part of the site is divided by a mature hedge boundary



There is a bridleway running north - south through the middle of the site

Land at North Farm (West), New Road: Opportunities



- Landscape boundary to retain
- Maintain some views into the site
- BUS Bus stop
- PROW
- Connect to existing facilities
- Enhance the Bridleway
- HOUSE Open space
- SCHOOL Primary school
- Improve relationship to existing development
- Watercourse

Opportunities:

- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Opportunities to re-naturalise the water course must be explored.
- The bridleway to the east of the site and the existing trees running along it should be retained, where possible, as evidenced by an appropriate arboricultural survey
- Existing hedgerows should be retained, where possible.
- Proposals must be supported by a site specific transport assessment'
- Preferred access off New Road
- An archaeological desk-based assessment will be required as a starting point for evaluation required.
- Proposals must be supported by a site-specific flood risk assessment.

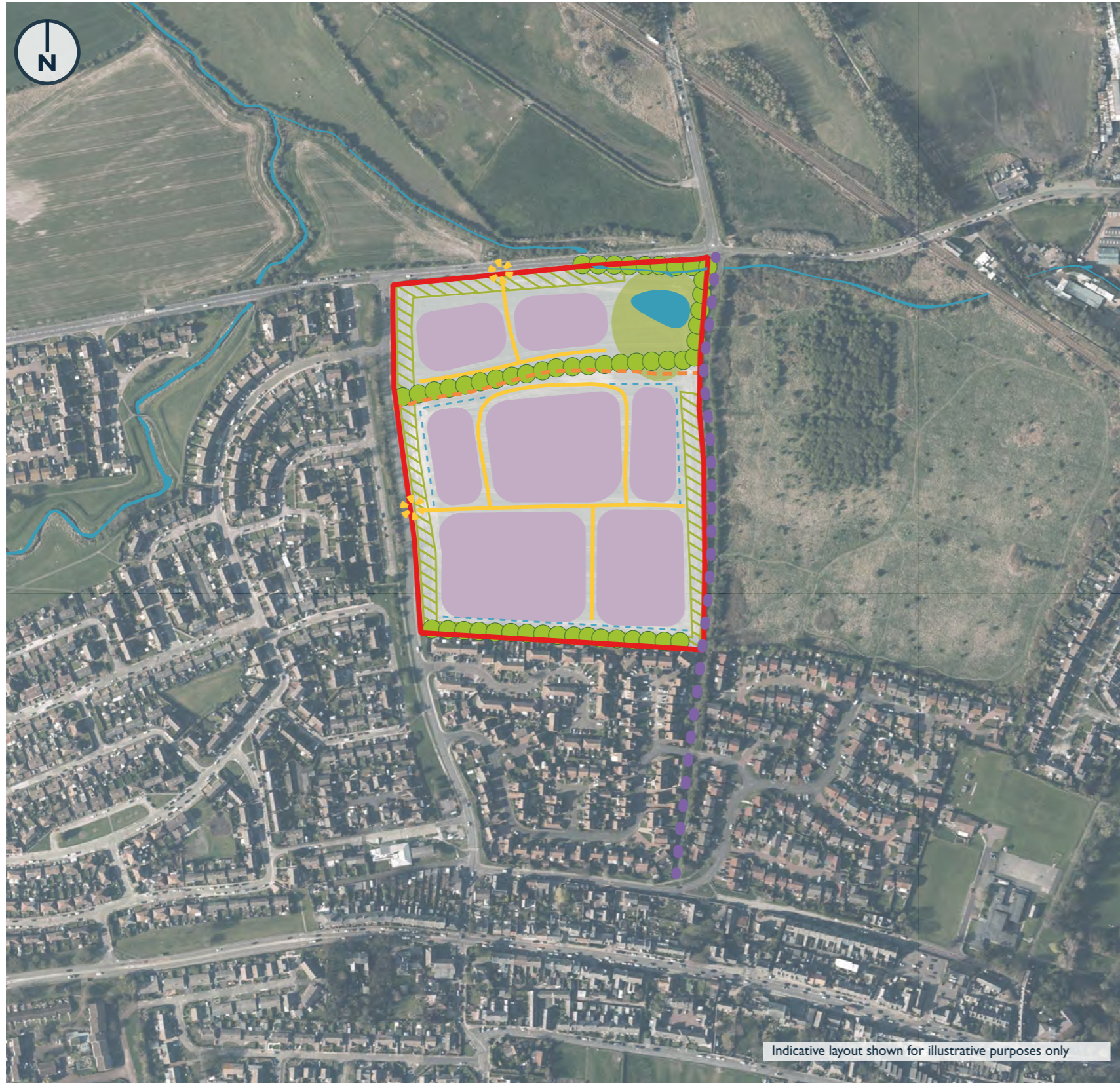


Opportunity to enhance the bridleway through the site.








Opportunity to take design cues from the local area.

Land at North Farm (West): Indicative Layout









-  Proposed entry point
-  Proposed landscape buffer
-  Landscape buffer to retain
-  Bridleway
-  Key vehicle routes
-  Development plots
-  Improved pedestrian route
-  Watercourse
-  Secondary vehicle routes
-  Open space
-  Potential SUDS area

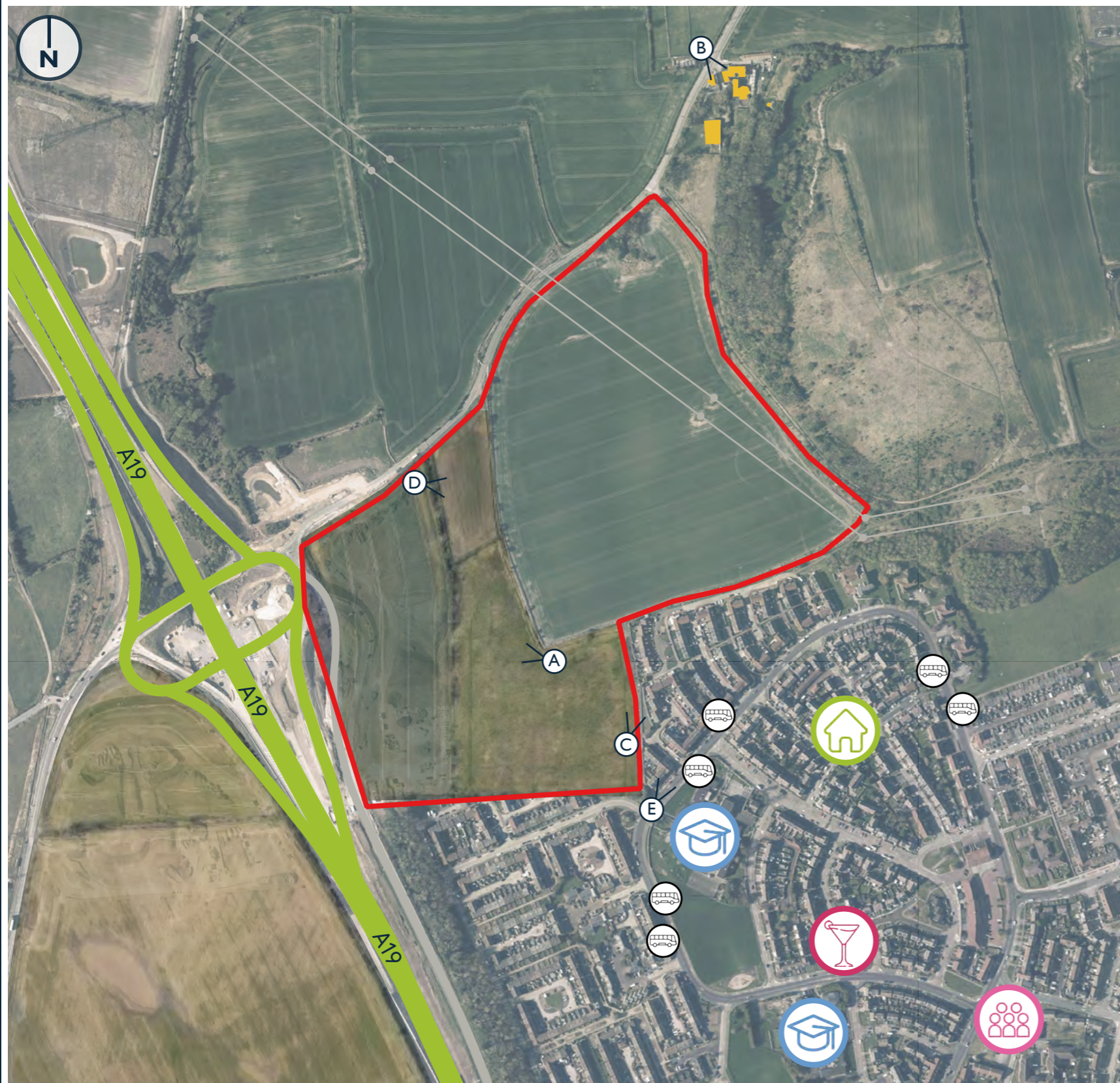
General Design Principles:

-  Enhance the bridleway which runs to the east of the site, and the public right of way which runs through the site.
-  Maximise views, both into the site and over the green spaces and SuDS areas.
-  Accord with the principles set out in the East Boldon Neighbourhood Plan and the East Boldon Design Code.
-  Incorporate landscaping as an integral part of the design.
-  Create buildings at a scale and mass in keeping with the wider area.

East Boldon Design Code Principles:

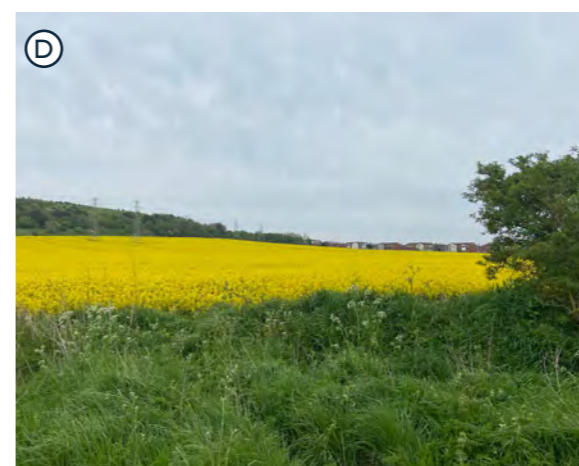
-  Deliver a built environment of the highest quality which is empathetic to the characteristics of East Boldon.
-  Avoid bland, extensive, and repetitive housing development. Create inspiring, sensitive design.
-  Create a built form which can accommodate sustainable living and provides a public realm that encourages people to walk and cycle to local destinations.
-  Ensure that new development integrates with adjoining areas and provide routes that are accessible to all.
-  Deliver a range of accommodation and a mix that will help foster a strong sense of community and reflects the needs of East Boldon Residents.
-  New development must be sensitive to existing habitat and biodiversity. It must provide high-quality landscaping including tree planting and an interconnected network of green infrastructure.

Land to North of Town End Farm



Location:

The site is agricultural land on the Borough's border with Town End Farm within Sunderland City Council. The site is surrounded by residential development to the south and is in close proximity to the A19. There are electricity pylons running through the north eastern corner of the site. The site is in close proximity to local services in Town End Farm.



Site Reference: GA3
 Ward: Boldon Colliery
 Approximate Capacity: 400

-  Listed building
-  Residential area
-  Primary school
-  Social facility
-  Community Centre
-  Social facility
-  Bus stop
-  Power line

Land to North of Town End Farm: Constraints



- Existing landscape boundary
- 1 in 30 years weather event
- Ecological network
- Power line
- Area of high landscape value
- Local geodiversity site
- Bridleway
- Noise from B1298 and Metro
- Listed buildings
- Houses backing on to the site

Key Constraints:

- The site is within a coal resource area
- There are electricity pylons on the site
- Surface water flooding identified on parts of the site
- Site is adjacent to a Local Wildlife Site
- Site is in close proximity to a Local Geodiversity Site
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment
- Close proximity to residential properties in Town End Farm
- The site is adjacent to listed buildings on Downhill Lane
- The site is associated with a 19th century Tannery (HER 2304).



There are pylons and power lines running through the north of the site.



Existing houses back onto the site, and the area has been used as a fly-tipping location.



To the north of the site there is a local geodiversity site, and it is important that this remains undisturbed.

Land to North of Town End Farm: Opportunities



-  Landscape boundary to retain
-  Connect to existing facilities
-  Enhance pedestrian routes and active design within the site
-  Maintain views over green space
-  Improve relationship to existing development
-  Primary school
-  Provide open space
-  Bus stop

Opportunities:

- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent and consider including a landscape buffer to the north.
- The design and layout must have regard to the settings of the Listed Buildings to the north.
- Proposals must include an appropriate landscaping scheme throughout the site. Open space should be provided throughout the site.
- Potential buffering required in terms of the Town End Farm estate.
- Development should be designed to discourage and prevent unauthorised access into Downhill Old Quarry Local Wildlife Site.
- Proposals must be supported by a site specific transport assessment, with particular focus on the A19 (Highways England), A1290, Downhill Lane and the A184 along with the importance of active travel links and public transport connections.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.



Opportunity to take design cues from the high quality architecture of the homes on Lawn Drive, to the north west of the site.

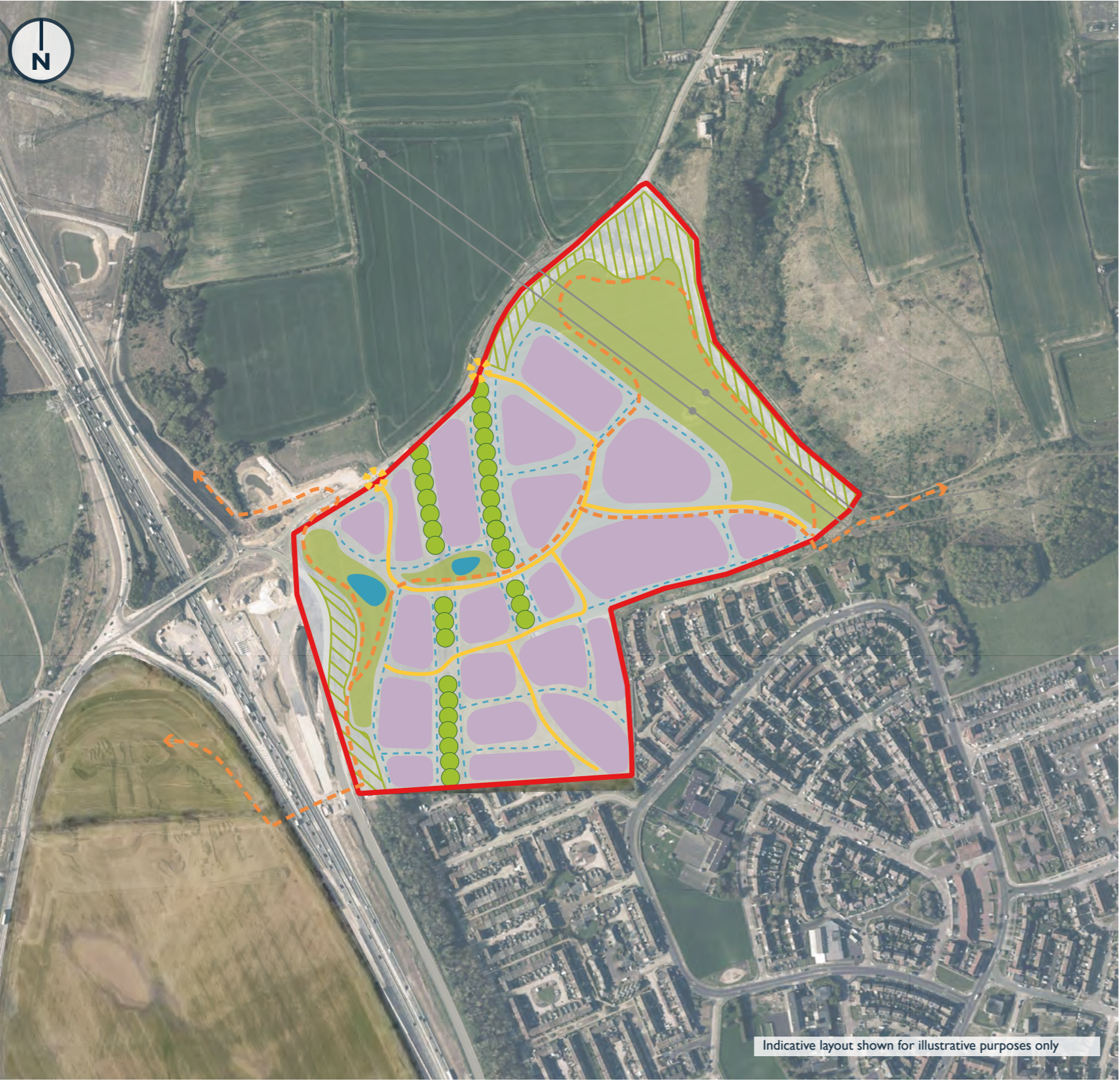


Opportunity to include walking routes within the site to maintain its use as a space for recreation.












Opportunity to provide a formal pedestrian connection to the residential area to the north.






Land to North of Town End Farm: **Indicative Layout**



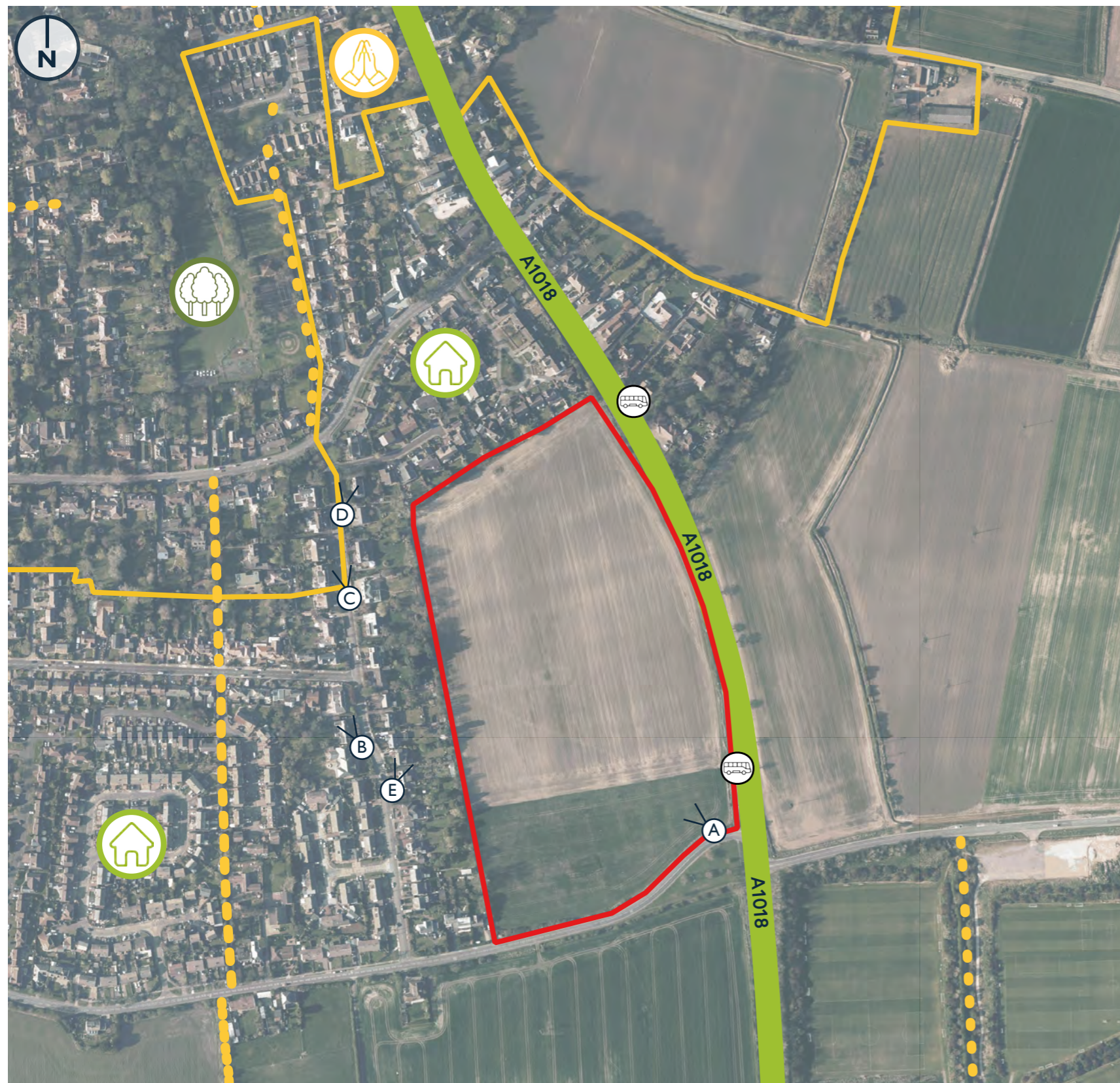
Indicative layout shown for illustrative purposes only

-  Proposed entry point
-  Proposed landscape buffer
-  Landscape to retain
-  Key vehicle routes
-  Development plots
-  Improved pedestrian route
-  Secondary vehicle routes
-  Open space
-  Potential SUDS area







General Design Principles:

-  Enhance the bridleway which runs through the site, and use active design principles to create walking routes throughout the site to maintain its use as a recreation area.
-  Maximise views, both into the site and over the green spaces and SuDS areas.
-  Take design cues from the surrounding residential context.
-  Incorporate landscaping as an integral part of the design.
-  Protect the local geodiversity site by discouraging routes to or through it.

Land at West Hall Farm



Site Reference: GA4
Ward: Cleadon and East Boldon
Approximate Capacity: 259

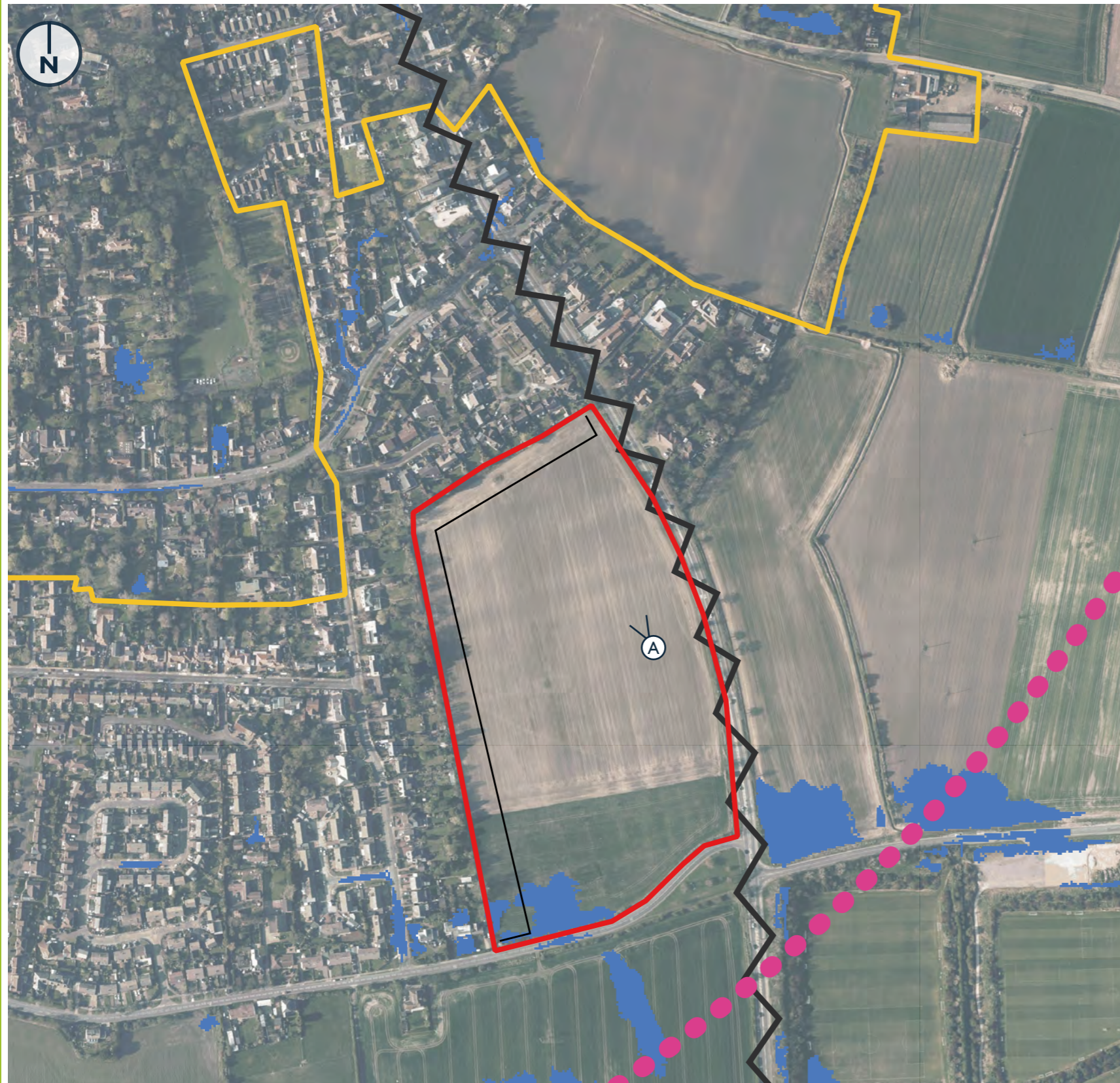
-  Bus stop
-  Open space
-  Residential area
-  PROW
-  Place of worship
-  Conservation area

Location:

The site is an agricultural field within the village of Cleadon. The site is bounded by residential development along the north and western boundaries. The site would be a logical rounding off of the southern corner of the village. The site has excellent access to local bus services and is within 800m of a primary school.



Land at West Hall Farm: Constraints



- ● ● Wildlife corridor
- 1 in 100 years weather event
- Conservation area
- ▬ Houses backing on to the site
- 〰 Noise from A1018

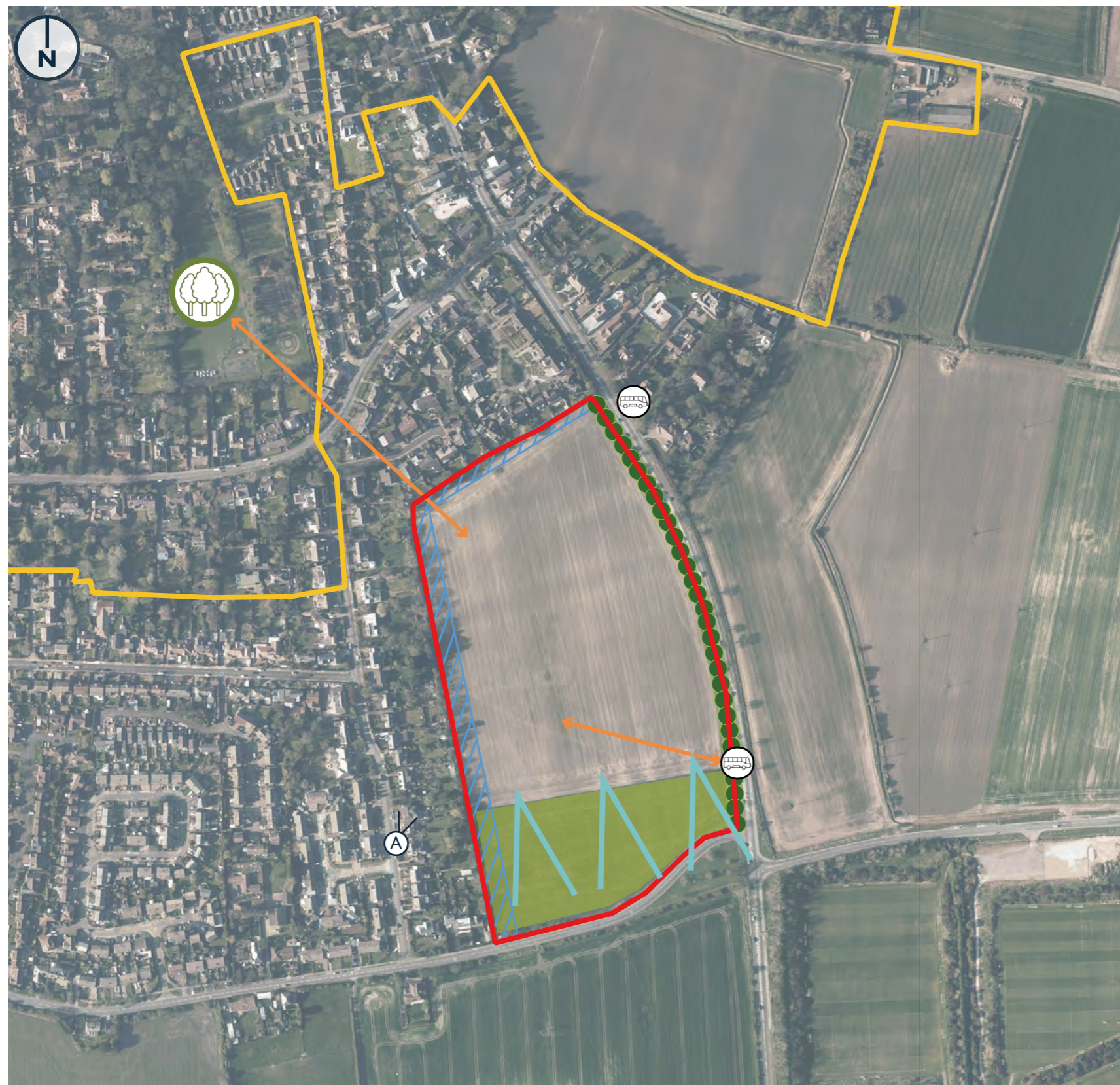
Key Constraints:

- The site is within a coal resource area.
- Significant area of surface water flooding identified in the southern part of the site.
- Proximity to wildlife network.
- Site lies within 7.2km buffer of SPA/SAC Coastal designations and will be subject to a Habitats Regulation Assessment.
- The proposed development area is considered to have some archaeological potential.



There are existing properties adjacent to and overlooking the site.

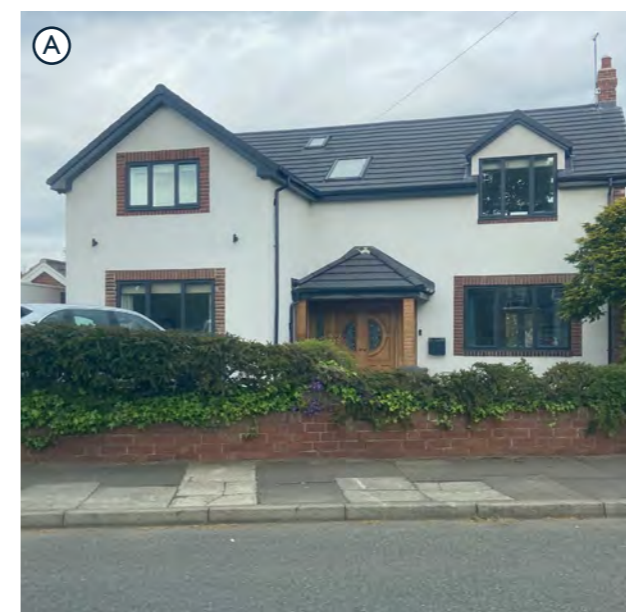
Land at West Hall Farm: Opportunities



-  Landscape boundary to retain
-  Bus stop
-  Provide open space
-  Connect to existing facilities
-  Conservation area
-  Improve relationship to existing development
-  Maintain views over green space

Opportunities:

- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Mature trees to the east of the site should be retained and an appropriate natural boundary treatment must be created along Sunderland Road.
- Houses must be set back from the eastern boundary of the site to retain the feeling of openness along the A1018.
- Opportunities to improve surface water flood risk onsite should be explored as part of any planning application(s), where possible
- Opportunities for improving the current staggered junction between the site and Sunderland Road must be explored to support access to the site.
- Proposals must be supported by a site specific transport assessment.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.
- Proposals must be supported by at least one season's additional non-breeding monitoring data for wading birds for fields within 500m, including nocturnal survey with appropriate equipment. The exact survey area should be discussed and agreed in advance with the Council.
















Opportunity to take design cues from the high quality existing homes which are close to the site.

Land at West Hall Farm: Indicative Layout



General Design Principles:

-  Create a buffer between the site and the A1018.
-  Maximise views over the surrounding green space.
-  Take design cues from the surrounding residential context.
-  Incorporate landscaping as an integral part of the design.
-  Create buildings at a scale and mass in keeping with the wider area.

-  Proposed entry point
-  Proposed landscape buffer
-  Provide a landscape buffer
-  Key vehicle routes
-  Development plots
-  Potential SUDS area
-  Secondary vehicle routes
-  Open space

Land at Whitburn Lodge



Site Reference: GA5
Ward: Whitburn and Marsden
Approximate Capacity: 30

-  Bus stop
-  Open space
-  Play area
-  Public footpath
-  Residential area
-  Historic features
-  National Cycle Network
-  Route 1






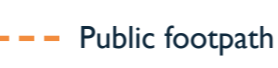



Location:

The site is a brownfield site and comprises of the former Whitburn Lodge and associated car park. The Whitburn lodge building is now vacant and derelict. The site is in a predominantly residential area within the Whitburn Neighbourhood Forum Area. The site has good access to local bus services and cycle paths as well as being in close proximity to a primary school.



Land at Whitburn Lodge: Constraints



- | | | |
|---|---|---|
|  Local geodiversity site |  Ecological network |  Historic features |
|  Area of high landscape value |  Green infrastructure corridor |  Public footpath |
|  1 in 30 years weather event |  Noise from A183 |  Substation |

Key Constraints:

- The site is within a coal resource area
- Surface water flooding identified on part of the site
- Proximity to wildlife network
- The site is in close proximity to a Local Nature Reserve
- There is mature tree coverage on site
- The site is in very close proximity to SPA/SAC coastal designations will be subject to a Habitats Regulation Assessment
- The site is associated with a Historic Environment Record for Whitburn Colliery (HER 2493).
- The proposed development area is considered to have some archaeological potential.










There are existing buildings on the site which will need to be demolished.



There is a desire line through the site to connect to the public footpath to the east.

Land at Whitburn Lodge: Opportunities



-  Strong frontage to main road
-  Views over green space and towards scheduled monument
-  Historic features to incorporate
-  Bus stop
-  Landscape to retain
-  Formalise desire lines
-  Public footpath

Opportunities:

- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Mature trees a should be retained and tree planting and vegetation should be used to minimise visual impacts of developing the site.
- Proposals must be supported by a site specific transport assessment.
- Appropriate access to the site should be secured.
- Surface water management plan would be required.
- Surface water flood risk must be considered through a full drainage strategy.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.













Opportunity to incorporate the historic features on the site.








Opportunity to establish a formal connection to the public footpath adjacent to the site.

Land at Whitburn Lodge: Indicative Layout









- | | | | |
|--|---|--|--|
|  Proposed entry point |  Public footpath |  Landscape buffer to retain |  Consider neighbouring site |
|  Key vehicle routes |  Development plots |  Historic feature to incorporate | |
|  Secondary vehicle routes |  Open space |  Views to open space and scheduled monument | |

General Design Principles:

-  Provide a formal connection through the site to adjacent public footpath
-  Maximise views over the surrounding green space and local heritage assets
-  Accord with the principles set out in the 2019 Whitburn Design Guidelines
-  Incorporate landscaping as an integral part of the design.
-  Incorporate historic features of the site into the design

Whitburn Neighbourhood Plan Design Guidelines:

-  Integrate with existing paths and streets; and reinforce or enhance the established village character.
-  Respect and reinforce local architecture and distinctiveness, including the use of sustainable modern design.
-  Respect surrounding buildings in terms of scale, height, form, materials and massing
-  Maintain the rural character and key views into and out of Whitburn.
-  Incorporate landscaping and provision of open space into any scheme, including ensuring the retention of healthy trees and hedgerows and the provision of new landscaping as an integral part of the scheme
-  Incorporate opportunities to reduce the carbon footprint of development.

Land North of Shearwater



Site Reference: GA6
Ward: Whitburn and Marsden
Approximate Capacity: 41

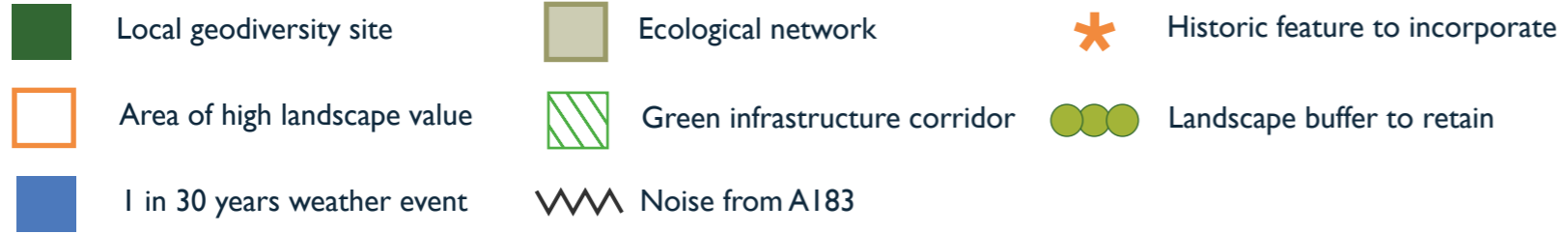
-  Bus stop
-  Open space
-  Play area
-  Public footpath
-  Residential area
-  Historic features
-  National Cycle Network
-  Route 1

Location:

The site is open agricultural land adjacent to residential development and the vacant Whitburn Lodge. The site is within the Whitburn Neighbourhood Forum area. The site has good access to local bus services and cycle paths as well as being in close proximity to a primary school.



Land North of Shearwater: Constraints



Key Constraints:

- The site lies within a coal resource area
- Surface water flooding identified on part of the site
- Proximity to wildlife network
- Mature tree coverage on site
- The site is in close proximity to a Local Nature Reserve
- The site is in very close proximity to SPA/SAC coastal designations will be subject to a Habitats Regulation Assessment
- The site is associated with a Historic Environment Record for Whitburn Colliery (HER 2493).
- The proposed development area is considered to have some archaeological potential.



Proximity to existing properties with large windows which overlook the site.



There are sloped areas across the site.

Land North of Shearwater: Opportunities



- Landscape boundary to retain
- Connect to existing facilities
- Maintain views over green space and scheduled monument
- BUS STOP
 Bus stop
- *
 Historic features

Opportunities:









- The design and layout must actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Mature trees a should be retained and tree planting and vegetation should be used to minimise visual impacts of developing the site
- Surface water management plan would be required.
- Proposals must be supported by a site specific transport assessment.
- Surface water flood risk must be considered through a full drainage strategy.
- Proposals must be supported by a site-specific flood risk assessment.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.
- Proposals must be supported by at least one season's additional non-breeding monitoring data for wading birds for fields within 500m, including nocturnal survey with appropriate equipment. The exact survey area should be discussed and agreed in advance with the Council.







Opportunity to create a stronger frontage to Shearwater and A183 Mill Lane.

Land North of Shearwater: Indicative Layout









-  Proposed entry point
-  Key vehicle routes
-  Secondary vehicle routes
-  Potential SUDS area
-  Development plots
-  Views to open space and scheduled monument
-  Landscape buffer to retain
-  Provide a landscape buffer
-  Consider neighbouring site
-  Open space

General Design Principles:

-  Maximise views over the surrounding green space and local heritage assets
-  Accord with the principles set out in the 2019 Whitburn Design Guidelines
-  Incorporate landscaping as an integral part of the design.
-  Create buildings at a scale and mass in keeping with the wider area.

Whitburn Neighbourhood Plan Design Guidelines:

-  Integrate with existing paths and streets; and reinforce or enhance the established village character.
-  Respect and reinforce local architecture and distinctiveness, including the use of sustainable modern design.
-  Respect surrounding buildings in terms of scale, height, form, materials and massing
-  Maintain the rural character and key views into and out of Whitburn.
-  Incorporate landscaping and provision of open space into any scheme, including ensuring the retention of healthy trees and hedgerows and the provision of new landscaping as an integral part of the scheme
-  Incorporate opportunities to reduce the carbon footprint of development.

Land South of Fellgate



Location:

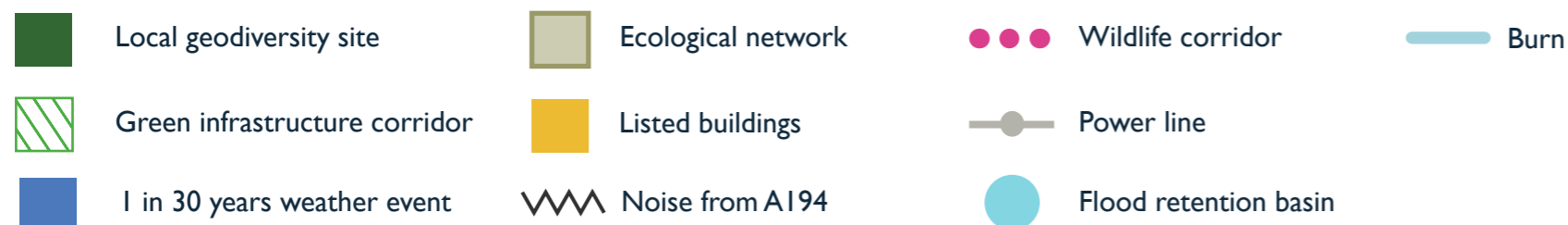
The site bounded by the three strategic routes of the A184, A19 and A194 and co-located adjacent to nationally significant employment opportunities. There are a range of facilities to the north of the site, including three schools, a small local shop and a community centre.



Site Reference: SP8
Ward: Fellgate and Hedworth
Approx. Capacity: 1200

- | | | | | |
|------------|----------------|------------------|------------------|-----------|
| Shopping | Metro line | Residential area | Place of worship | Burn |
| Power line | Metro stop | Community Centre | Pharmacy | PROW |
| Bus stop | Primary school | Social facility | Open space | Bridleway |

Land South of Fellgate: Constraints



Key Constraints:

- The site is within a coal resource area
- Proximity to wildlife network
- Proximity to Local Wildlife sites
- The site is associated with the 19th century West Fellgate Farm (HER 9642) and Cottage (HER 9643) which are both on South Tyneside's Local List.
- Aircraft obstructions (HER 11735) from the Second World War have also been noted within the site's redline boundary.
- The proposed development area is considered to have some archaeological potential.



There are existing buildings on the site and development will need to be sensitive to these.



There are pylons and power lines running through the centre of the site.

Land South of Fellgate: Opportunities

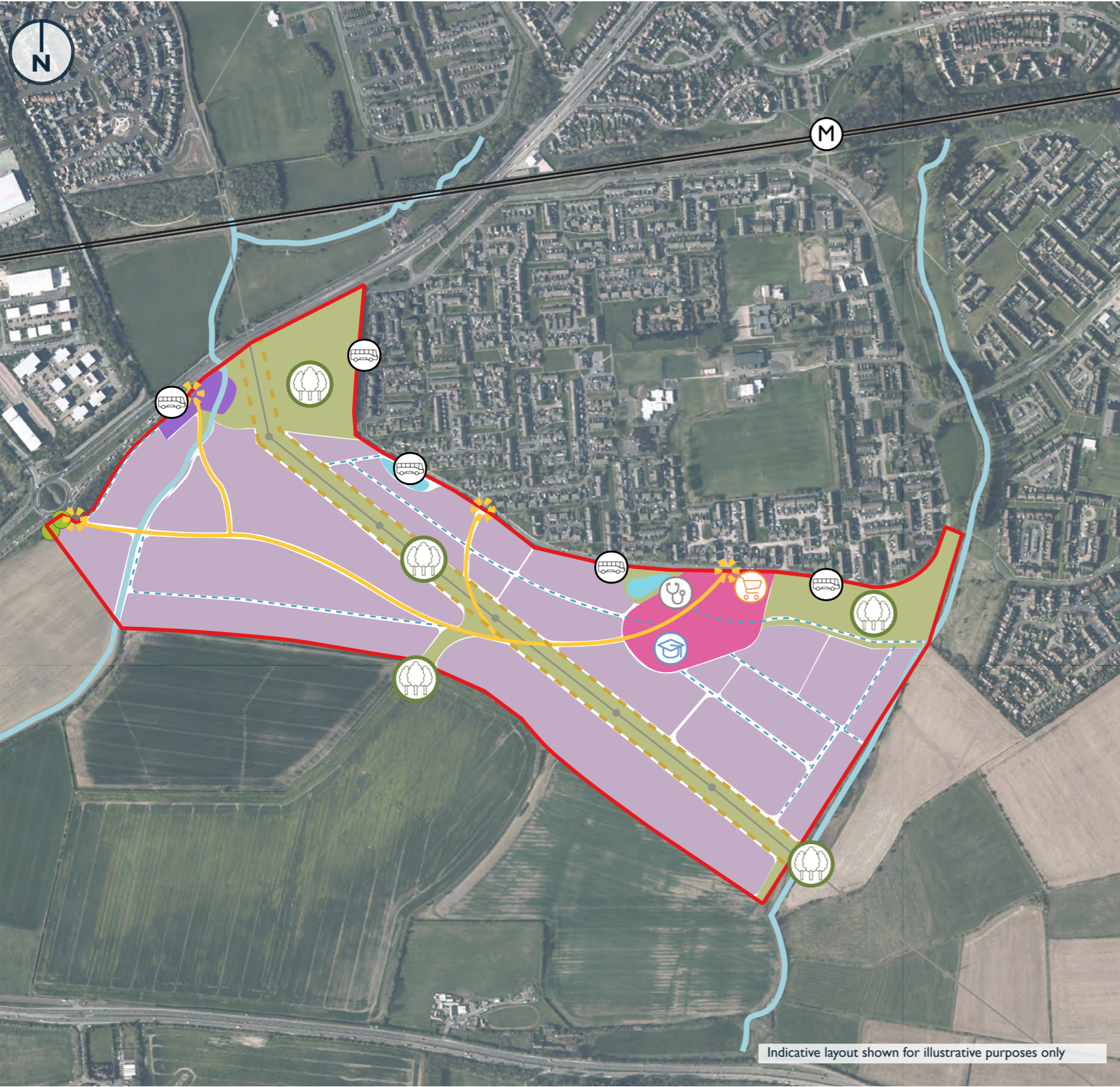


Opportunities:

- Development must provide a mix of house types and tenures
- Development must be designed to a high standard. Particular attention to be paid to layout, height, design, scale, landscaping, materials and massing to ensure that the development is of a high quality design that responds to local character.
- Provision or contributions towards social and community infrastructure must be made
- development should enhance access to local facilities and services, where appropriate
- development should provide 20% affordable homes and provide accessible or adaptable homes
- development must create a new defensible Green Belt boundary to the south of the site
- Deliver compensatory improvements to the remaining Green Belt to maintain and enhance ecological value
- Enhance the boundary along to A184 and A19 to ensure appropriate screening and noise attenuation
- Maintain wildlife and green infrastructure corridors
- Limit any impact on the area's landscape character and provide suitable ecological mitigation where appropriate
- Deliver biodiversity net gains
- Secure on-site recreational open space and playing pitch provision
- Ensure that there are no unacceptable impacts on highway safety or severe residual cumulative impacts on the wider road network in terms of capacity and congestion. Details of all necessary on and off-site highway works and improvements, together with a timetable for their implementation, shall be agreed with the Council as part of the comprehensive masterplan and any future planning applications.
- Reduce the dominance of car traffic and improve the permeability by incorporating convenient, safe, and high-quality bus, pedestrian, and cycle routes within the site and connecting to existing networks.
- A Transport Assessment and Travel Plan for each site will also be required.
- An archaeological desk-based assessment will be required as a starting point for the scope of evaluation required.

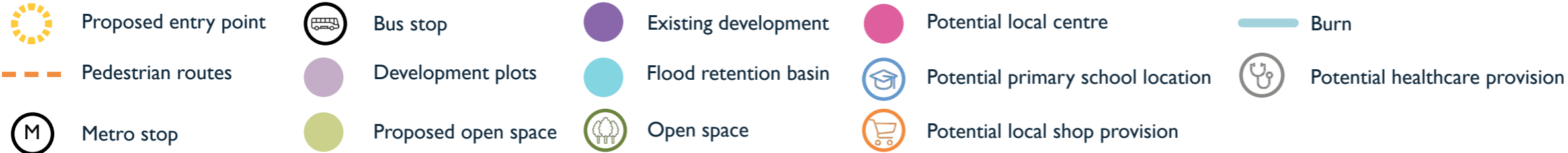
Pedestrian routes (existing)	Cycle network (potential)	Metro stop	Community facility	Views over green space
Pedestrian routes (potential)	Connections to local facilities	Bus Stop	Primary School	Burn
Cycle network (existing)	Providing new frontages	Potential open space	Local shop provision	

Land South of Fellgate: Indicative Layout



General Design Principles:

-  Create recreational routes through the site which connect with the wider areas (residential and greenbelt) with opportunities for play and biodiversity enhancements.
-  Maximise views over the surrounding green space.
-  Take design cues from the surrounding residential context.
-  Incorporate landscaping as an integral part of the design.
-  Create buildings at a scale and mass in keeping with the wider area.
-  Provide new community facilities within the boundary of the site.



Resources

East Boldon Neighbourhood Plan

https://www.southtyneside.gov.uk/media/46920/East-Boldon-Neighbourhood-Plan-2021-to-2036/pdf/Compressed_East_Boldon_Neighbourhood_Plan_FINAL_V2.pdf?m=637740431018170000

East Boldon Design Code

<https://www.southtyneside.gov.uk/media/45707/East-Boldon-Design-Code/pdf/EASTBOLDON-OPTIMISED.pdf?m=637511365984370000>

Whitburn Neighbourhood Plan:

https://www.southtyneside.gov.uk/media/46647/Whitburn-NP-Submission-draft/pdf/Whitburn_Neighbourhood_Plan_Submission_Version_-_Final.pdf?m=637689598127130000

Whitburn Design Guidelines

https://www.southtyneside.gov.uk/media/46658/Whitburn-NP-Design-Guidelines-by-AECOM/pdf/Whitburn_Design_Guidelines_by_AECOM.pdf?m=637689617950400000

A Guide to the Archaeology of the Twentieth Century Defence Sites of Tyne and Wear

https://www.newcastle.gov.uk/sites/default/files/2018-12/Tyne_and_wear_defence_sites.pdf

Spatial Planning
South Tyneside Council
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RL

Further information can be found at

<https://www.southtyneside.gov.uk/article/35959/Planning-and-environment>

Various resources linked to in this document could change in future following adoption. All links are up to date as of May 2022.



South Tyneside Council