

East Boldon Neighbourhood Plan

Built and Historic Environment Background Paper

Updated February 2021

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1. Background

- 1.1 This document is one in a series of background papers prepared by the East Boldon Neighbourhood Forum ('the forum'). It sets out the relevant national and local policy and guidance that is informing the preparation of the East Boldon Neighbourhood Plan. The background paper also identifies and explains the relevant evidence base, feedback from early engagement and explains how the preferred policy approach has been identified.
- 1.2 The vision and objectives for the neighbourhood plan define what the plan aims to achieve. The vision for the neighbourhood plan is:

A vision for East Boldon in 2036
<p><i>East Boldon remains a thriving village full of character.</i></p> <p><i>It has a strong sense of community where local schools and voluntary groups, including sport and leisure organisations, play an important part in bringing people together. It is home to a wide range of successful businesses. These make an important contribution to village life and are actively supported by local people.</i></p> <p><i>It is blessed with wonderful green spaces on all sides, much of which is safeguarded by Green Belt status. This has done much to protect the village from urban sprawl and help maintain its identity and separation from other settlements as well as providing important habitat for wildlife.</i></p> <p><i>Infrastructure has been delivered to support the needs of the local community and businesses.</i></p> <p><i>New development conserves and enhances the historic environment and is sympathetic to the character of the village, it provides opportunities for the enhanced wellbeing of its residents, and ensures an environment which is rich in landscape for wildlife.</i></p> <p><i>In short, new development should be sustainable in every sense.</i></p> <p><i>The needs of local residents, both young and old, is a major consideration in the type and location of all new development.</i></p> <p><i>The need to keep the local community together by providing the right mix of housing is seen as a priority.</i></p> <p><i>Any new development should be seen as an opportunity to address the issue of parking and not add to it.</i></p>

- 1.3 Neighbourhood plan objective two addresses the built and historic environment: *"Ensure new development makes a positive contribution to a safe and well-designed built environment and that it respects the historic environment of the neighbourhood plan area."*
- 1.4 The main areas covered by this background paper are:
- The national and local policy context for the built and historic environment;
 - An overview of other relevant documents and evidence;
 - Historic environment designations that cover the plan area;
 - Consideration of feedback received as part of the early engagement on the plan;

- Draft vision and objectives for the built environment elements of the plan; and
- Explanation of the preferred policy approach.

1.5 As part of the consultation on the pre-submission draft plan we invited comments on the draft background paper. The paper has been updated to reflect feedback.

2. Strategic Planning Context

Background

- 2.1 As they are part of the development plan, neighbourhood plans have to be prepared in line with legal requirements. The way in which neighbourhood plans are prepared and the policies they contain will be tested by an Independent Examiner. In order to pass an examination and proceed to referendum, neighbourhood plans must meet a number of 'basic conditions', to ensure they are legally compliant they must:
- Have regard to national planning policy and guidance;
 - Be in general conformity with the strategic policies of the local plan;
 - Contribute to sustainable development; and
 - Be compatible with European obligations.

National planning policy and guidance

- 2.2 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of the three dimensions of sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

Historic environment:

- 2.3 The NPPF requires the planning system to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184).
- 2.4 The NPPF is clear that local planning authorities should set out, in their local plan, a positive strategy for the conservation and enjoyment of the historic environment. This should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Paragraph 185 states that in developing the strategy, local planning authorities should take the following into account:
- *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - *the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - *opportunities to draw on the contribution made by the historic environment to the character of a place.'*
- 2.5 With regard to the determination of planning applications, the NPPF provides guidance to local planning authorities:
- Paragraph 189 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation;

- Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal;
- Where there is evidence of deliberate neglect or, or damage to a heritage asset, paragraph 191 identifies that the deteriorated state of the asset should not be taken into account in any decision;
- Paragraph 192 requires local planning authorities to take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of assets can make to sustainable communities, including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness;
- Paragraph 193 states that the more important the asset, the greater the weight should be given to its conservation.
- Paragraph 194 highlights that any harm to, or loss of the significance of a designated asset should require clear and convincing justification, substantial harm or loss of:
 - grade II listed building, park or garden should be exceptional;
 - assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- Guidance is provided within paragraph 195 on development that will lead to substantial harm to, or total loss of significance of a designated heritage asset. It states that consent should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that all of the following apply:
 - the nature of the heritage asset prevents all reasonable uses of the site;
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use;
- With regard to situations where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 196 states that this harm should be weighed against the public benefits of the proposal;
- Paragraph 197 relates to the impact of proposals on the significance of a non-designated heritage asset. It identifies that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset;
- Paragraph 198 requires local planning authorities not to permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred;
- With regard to new development within conservation areas, world heritage sites and the setting of heritage assets, paragraph 200 requires local planning authorities to look for opportunities for new development to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the asset, should be treated favourably;
- Paragraph 201 explains that not all elements of a world heritage site or conservation area will necessarily contribute to its significance. However, the loss of a building, or other element, which makes a positive contribution to the significance of the area/ site should be treated either as substantial harm (paragraph 195) or less than substantial harm (paragraph 196) as appropriate;

- With regard to non-designated heritage assets of archaeological interest, footnote 63 requires that those which are demonstrably or equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets; and
- Paragraph 202 refers to enabling development and a requirement for local planning authorities to assess whether the benefits of the proposal, which would otherwise conflict with planning policies but secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

- 2.6 PPG provides further guidance with regard to conserving and enhancing the historic environment. It sets out the main legislative framework, explains what is meant by the conservation and enhancement of the historic environment, provides guidance on plan making and decision making, as well as explaining the regulatory process affecting the historic environment. With regard to neighbourhood planning, PPG provides the following guidance:
- ‘Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale.’*

It is beneficial for any designated and non-designated heritage assets within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.’ (Paragraph: 005 Reference ID: 18a-005-20190723)

- 2.7 In addition, PPG explains what is meant by the term ‘public benefits’ in relation to the implementation of paragraph 133 of the NPPF:
- ‘Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.’*

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset;*
- *securing the optimum viable use of a heritage asset in support of its long term conservation.’ Paragraph: 020 Reference ID: 18a-020-20190723*

Design:

- 2.8 Good design is an important element of the conservation and enhancement of the historic environment. Section 12 of the NPPF highlights the importance the Government attaches to the design of the built environment. Paragraph 124 states:
- ‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’*
- 2.9 Paragraph 125 highlights the important role that neighbourhood plans can play in identifying the special qualities of each area and explaining how this should be reflected in development.

Paragraph 126 requires clarity over design expectations and highlights the importance of design codes and design guides.

2.10 Paragraph 127 goes on to state that planning policies and decisions should aim to ensure that developments:

- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangements of street, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future uses and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

2.11 Paragraph 128 highlights that design quality should be considered throughout the evolution and assessment of individual proposals and that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. In addition, that applications can demonstrate early, proactive and effective engagement with the community should be looked upon more favourably than those that cannot.

2.12 Paragraph 129 requires local planning authorities to have access to and make appropriate use of tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements. In assessing applications, local planning authorities are required to have regard to the outcome of these processes. Paragraph 130 is clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 131 requires great weight to be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

2.13 PPG provides further guidance and explains the important role that neighbourhood plans have in supporting well-designed places. Neighbourhood plan making is identified as one of the ways in which local character and design objectives can be understood and set out, with the benefit of being a community led process. Reference is also made to local design guides, masterplans and design codes.

2.14 The national design guide (NDG) provides additional advice regarding embedding good design within planning policies. It highlights the components of good design and identifies ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Local Plan

- 2.15 Currently the development plan policies which cover the East Boldon Neighbourhood Plan Area are contained in the South Tyneside: Core Strategy (2007); Development Policies (2011); and Site Specific Allocations (2012). The South Tyneside Development Policies document contains a set of generic policies against which planning applications for new development are assessed. As the neighbourhood plan is required to be in general conformity with the strategic policies of the local plan, the policies contained within the South Tyneside Development Policies document are not considered to be strategic policies and therefore are not applicable.
- 2.16 Table 1 provides a summary of the relevant South Tyneside Core Strategy policies:

Table 1: Relevant South Tyneside Core Strategy Policies

Policy	Description
ST1 – Spatial Strategy for South Tyneside	<p>Seeks to focus new development in order to:</p> <ul style="list-style-type: none"> • regenerate the River Tyne and coastal corridors; • support the role and function of the South Shields, Jarrow and Hebburn; • promote opportunities along the A19 economic growth corridor; • ensure the sustainability of settlements; and • maximise the re-use of land. <p>In addition, the policy seeks to avoid or minimise environmental impacts on cultural assets.</p>
ST2 – Sustainable urban living	<p>Requires:</p> <ul style="list-style-type: none"> • high standards of urban design; • energy efficiency and sustainable construction; • on-site renewable energy generation; • use of sustainable urban drainage and water conservation features; • priority to be given to modes of transport other than the private car; • designing out crime; • accessibility; and • incorporation of biodiversity and geological features.
SC1 – Creating sustainable urban areas	<p>Seeks to strengthen the distinctive historic and cultural qualities and townscape and promote high quality design.</p>
EA1 – Local character and distinctiveness	<p>Seeks to conserve the best qualities of South Tyneside's built and natural environment. Including: protecting and enhancing the openness of the Green Belt; and preserving the special and separate characters of the urban fringe villages (including East Boldon).</p>



Emerging South Tyneside Local Plan

2.20 Those policies of relevance to the built environment elements of the neighbourhood plan are:

- Policy S1 (spatial strategy) refers to the need to protect and enhance built heritage assets;
- Policy S2 (strategic development principles) requires new development to contribute to the conservation and/ or enhancement of historic cores and traditional features to retain the special character of the built heritage;
- Policy S5 (re-use of previously developed land) seeks to ensure the best use of land, identifying that the use of brownfield land will be supported provided that it is not of a high environmental or heritage value;

- Policy D1 (our strategic approach for the built environment) identifies that the council are committed to achieving high quality, safe, sustainable and inclusive design in all development;
- Policy D2 (general design principles) requires new development proposals to: embed sustainable design and construction; convey sensitive consideration of their surroundings; respect building lines and the nature of surrounding development; make provision for soft and hard landscaping; protect trees and replace them where necessary; integrate well with surrounding streets and open spaces; be accessible for all; promote health and well-being; design out crime; and improve townscape;
- Policy D3 (promoting good design with new residential developments) includes a number of design considerations for new residential development including: access to gardens and open space and privacy considerations;
- Policy D4 (alterations and extensions to residential buildings) requires extensions to be compatible with the character of the original building in terms of design, layout, size, bulk, mass, height, materials and position;
- Policy D5 (shopfronts) requires new or alterations to existing shopfronts to respect the character of the host building and surrounding area;
- Policy D6 (advertisements) requires proposals to have regard to the character and appearance and heritage significance of designated and non-designated heritage assets and their settings;
- Policy HE1 (our strategic approach for our heritage assets) states that development proposals will be supported where they protect, preserve and where appropriate enhance the varied historic, architectural character and heritage, visual appearance and contextual importance of heritage assets and settings;
- Policy HE3 (development affecting designated heritage assets) requires development proposals which affect both designated and non-designated heritage assets to include an adequate description of the significance of the assets affected. The level of detail must be appropriate to the assets importance and sufficient to understand the potential impact of the proposal on its significance and/ or setting. The policy provides guidance on assessing the impact of proposals on the significance of assets;
- Policy HE4 (archaeology) provides guidance on the assessment of archaeological considerations through development;
- Policy HE5 (development affecting non-designated heritage assets) requires new development to conserve and where possible enhance the character, appearance and setting of non-designated heritage assets;
- Policy HE6 (heritage at risk) identifies that the council will work proactively with owners of heritage assets to remove them from the heritage at risk register. The policy encourages the sustainable reuse of buildings where appropriate and sympathetic repair;
- Policy NE8 (coastal change) requires full weight to be given to the importance of the ecological and heritage value of the coast;
- Policy IN4 (renewables and low carbon energy generation) requires impacts of proposals on the built environment, including heritage assets to be fully considered through the planning process;
- Policy IN5 (telecommunications and utilities) requires telecommunications and utilities proposals not to have an unacceptable impact on heritage assets



2.22 National planning policy and guidance gives strong protection to the historic and built environment, recognising its cultural significance and the multiple ways it supports and contributes to the economy, society and daily life.

2.23 The current local Plan policies sets out a positive strategy for the conservation and enjoyment of South Tyneside's historic and built environment and heritage assets.

3. Other strategies and plans

- 3.1 In addition to the strategic planning framework, there are a number of other documents and evidence available to inform the preparation of the built and historic environment elements of the neighbourhood plan.

National level

Historic England planning advice

- 3.2 Historic England provides written advice to support owners, developers and local planning authorities. The advice comes in two forms:
- Good practice advice – which provides supporting information on good practice, particularly looking at how national policy and guidance can be applied. It follows the main themes of the planning system, plan making and decision taking, as well as other issues significant for good decision making affecting heritage assets;
 - Historic England advice notes – include detailed practical advice on how to implement national planning policy and guidance.
- 3.3 Each of the Historic England advice documents contains information of relevance to planning decisions within the East Boldon Neighbourhood Plan area. The ones of most relevance to the preparation of the neighbourhood plan are summarised below.

The Historic Environment in Local Plans – Good Practice Advice in Planning: 1 (March 2015)

- 3.4 Paragraphs 28 to 32 of the document provide advice with regard to Neighbourhood Planning. It highlights that a full and proper understanding of the heritage of the local area is the most appropriate starting point for town and parish councils to both propose boundaries of the neighbourhood plan area and develop policies that support and encourage the conservation and enhancement of the historic environment.

- 3.5 The guidance identifies that including heritage matters in a neighbourhood plan will help ensure that new development is integrated with what already exists and can demonstrate where standard design and construction may not be appropriate. This can encourage sensitive development of historic buildings and places that can invigorate an area. In addition, that Plans need to include enough information about local heritage to guide decisions, in particular, what it is about a local area that people value, and therefore, requires conservation and enhancement. That information will need to be based on robust evidence, such as the relevant historic environment record.

The Setting of Heritage Assets – Good Practice Advice in Planning 3

- 3.6 Provides guidance regarding the assessment of the setting of heritage assets. It explains the meaning of setting and how it may contribute to the significance of heritage assets. Reference is also made to the importance of views.

Making Changes to Heritage Assets – Advice Note 2

- 3.7 Provides advice on repair, restoration, addition and alteration works to heritage assets. It highlights that the best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation.

Local Heritage Listing – Advice Note 7

- 3.8 The advice note supports communities and local authorities in introducing a local heritage list in their areas or making changes to it. It explains that a local heritage list can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensuring the proper recording of local heritage assets. It explains that non-designated heritage assets can be identified in a number of ways, including through a neighbourhood plan.

Neighbourhood Planning and the Historic Environment - Advice Note 11 (October 2018)

- 3.9 The advice note explains why the historic environment should be considered within the neighbourhood plans, the differences between designated and non-designated assets. It highlights the importance of community engagement and the need to build a robust evidence base, including where information can be obtained. It also provides guidance on translating evidence into policy and the role of Historic England in the plan making process.

The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3 (October 2015)

- 3.10 The advice note highlights that it may be of use in the preparation of neighbourhood plans where sites are being allocated. A three-stage site allocation process is set out within the guidance:
- Stage 1 – evidence gathering: identifies that the site allocation process is best informed by an up to date and robust historic environment evidence base and that this begins prior to the commencement of work on the plan. The relevant Historic Environment Record (HER) and other evidence held by the local planning authority will help establish the baseline information. This in turn will help identify heritage assets affected (e.g. desktop analysis), whilst also identifying gaps in the evidence base where there may be a need to produce further information which will be needed in order to fully understand the potential impacts of potential site allocations on the historic environment. The guidance suggests that discussions with community groups/organisations may, in some cases, also offer further evidence. The evidence gathered should relate to both designated and non-designated heritage assets, in accordance with the NPPF.
 - Stage 2 – site selection: the site selection process needs to be detailed enough to: support the inclusion of appropriate sites for development; justify the omission of a site; and set out clear criteria for sites that are acceptable in principle. It is important to understand the significance of any heritage assets that would be affected by a potential site allocation. The guidance explains that this involves more than identifying known heritage asset within a given distance, but rather a more holistic process which seeks to understand their significance and value;
 - Stage 3 – site allocation policies: the guidance identifies that these are a positive feature of a local plan as they can highlight the specific criteria against which a development needs to be judged and thereby speed up the implementation process, providing clarity for a wide range of audiences. It is recommended that the policy and/or supporting text provides clear references to the historic environment and specific heritage assets where appropriate. The level of detail required in a site allocation policy will depend on aspects such as the nature of the development proposed and the size and complexity of the site. However, it ought to be detailed enough to provide information on what is expected, where it will happen on the site and when development will come forward including phasing. Mitigation and enhancement measures identified as part of the site selection process and evidence gathering are best set out within the policy to ensure that these are implemented.

Tyne and Wear level

Tyne and Wear Historic Environment Record

- 3.11 The Historic Environment Record (HER) is the primary evidence base for decision-making on, and future management of the historic environment. It is a dynamic record, constantly being updated and enhanced. The HER is supplemented by a range of local studies and resources, such as conservation area character appraisals, conservation area management plans, extensive urban surveys and the historic landscape characterisation study, which contain wide ranging information on the entire historic environment, including locally important non-designated heritage assets.
- 3.12 For the East Boldon Neighbourhood Plan Area the HER identifies within the plan area there are: 7 listed buildings, all of which are grade II, one conservation area and 21 locally listed buildings. Figure 3 illustrates the location of the listed buildings.

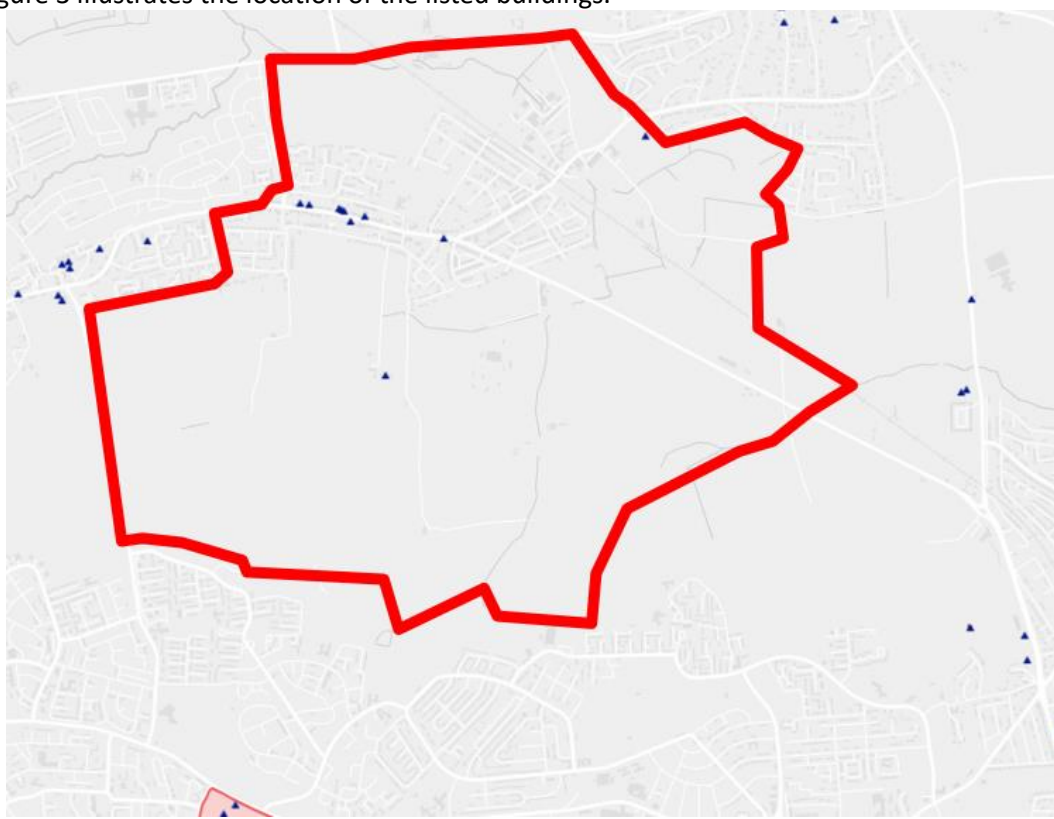


Figure 3: Listed buildings

South Tyneside level

South Tyneside Strategic Heritage Assessment (2019)

- 3.13 The heritage assessment considers the impact of the emerging South Tyneside Local Plan on the historic environment. It seeks to provide a proportionate understanding of the significance and sensitivity to change of heritage assets. An assessment of each of the sites proposed for allocation is set out within the document. This is summarised below:
- Land at Cleadon Lane Industrial Estate – the site has no historic or visual association with East Boldon Conservation Area therefore the site would have no impact on heritage significance;

- Land west of Boldon Cemetery, Hylton Lane – the assessment identified that the locality is very high in heritage significance reflected in the number of designated assets in close proximity to the site. It is highlighted that the site relates positively in the context of the medieval settlement of West Boldon and is in a prominent location on one of the main vehicular routes into the conservation area. Reference is also made to other heritage assets, such as the grade II* West Boldon Hall. However, it concludes that the development of the site has the potential to result in less than substantial harm to the setting of the identified heritage assets;
- Land at Glencourse – lies 30m from the boundary of the East Boldon Conservation Area and the assessment considers the site makes little contribution to its significance;
- Former MOD bunkers and medical stores, Green Lane, East Boldon – lies within the Green Belt. The assessment identifies that development would result in changes in the ability to understand and appreciate the historical context of the complex and would therefore result in a medium impact on its significance. It is highlighted that development should seek to better reveal the heritage of the site also that a standard house type in this semi-rural location would have a harmful impact and there would need to be a careful consideration of layout, height, design, landscaping, scale and materials;
- Land at Boldon Golf Course, Dipe Lane, West Boldon – lies within the Green Belt. The assessment highlights that a number of designated and non-designated heritage assets lie within a 200m buffer of the site, including West Boldon Conservation Area and locally listed golf club. The conclusion of the assessment is that the allocation of the site has the potential to result in less than substantial harm to the setting of identified heritage assets.

Local level

East Boldon Conservation Area Character Appraisal (2006)

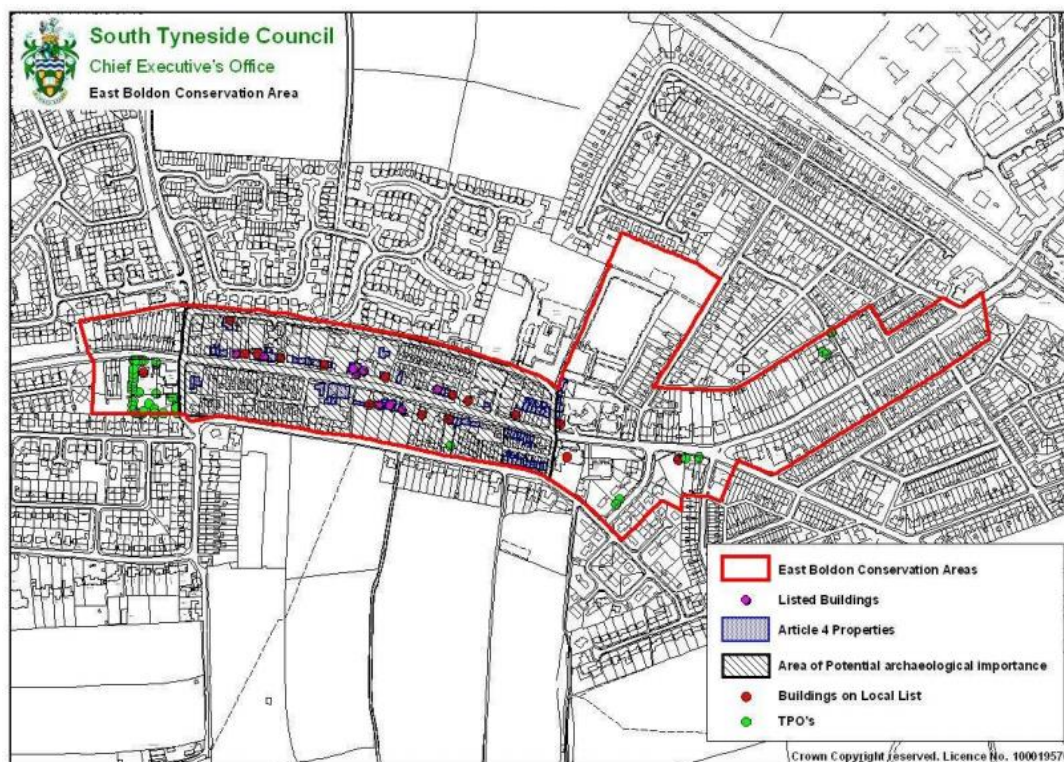


Figure 4: East Boldon Conservation Area Boundary

3.14 The East Boldon Conservation Area was designated in 1975 and extended in 1993. The character appraisal was prepared in 2006 by the North East Civic Trust on behalf of STC. The character appraisal describes the origins of the development pattern of the area. It explains its important early linkages with West Boldon and that the village potentially came into existence as early as the thirteenth century, also that it was originally a small farming community. The appraisal highlights the important form and materials of the area and describes that layout is strongly focused on the street frontage with open gardens/ estates behind, many of which have been built upon.

3.15 It describes the character of the different areas within the conservation area, which are summarised below:

Front street:

Special characteristics:

- Rows of 17th to 20th century buildings facing through road.
- Stepped building line, pedestrian passages, limestone walls.
- Mix of listed and locally listed buildings in 'village' uses.
- Clear development history – vernacular to Victorian to today.
- Low density of large houses in large gardens.

Against the grain:

- Loss of architectural and historic detail, especially windows.
- Use of concrete render, pebbledash, and masonry paint.
- Gap plots, some intrusive extensions and alterations.

Key issues:

- Control of reinstatement works by utilities.
- Impact of increase in traffic on Front Street. Traffic control and parking without clutter or road markings.
- Managing tree coverage, retaining hedges and green gardens.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and joinery.

Enhancement potential:

- Upkeep of traditional architectural details, large and small.
- Appropriate maintenance and re-pointing of boundary walls.
- Improvements to commercial signage and shopfronts.
- Protecting remnant rural character eg. passages, verges, rears

South Lane:

Special characteristics:

- Rear lane with Victorian terraces and redeveloped farms.
- Setting of open fields to the south.
- Limestone/brick boundary walls, trees, passages to Front St.
- Converted rural buildings at Town End (Victoria) Farm.

Against the grain:

- 20th century 'ribbon' development and opportunistic infill.
- Loss of architectural and historic detail, especially windows.
- The Orchard redevelopment of South Farm.

Key issues:

- Managing tree coverage, retaining hedges and green gardens.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and boundary walls.

- Control of dormers and extensions to Sunderland Cottages.
- Protecting remnant rural character eg. passages, verges, rears

Enhancement potential:

- Garages at passageway next to Yellow Leas Farm.
- Appropriate maintenance and re-pointing of boundary walls.
- Upkeep of traditional architectural details, large and small.
- Character, walls and surfaces of passageways.

North Lane:

Special characteristics:

- Rear lane with Victorian and 20th century suburban housing.
- Limestone/brick boundary walls, trees, passages to Front St.
- Small remnant of rural setting towards the centre of the lane.
- Surviving cottages, and estate and garden buildings.

Against the grain:

- Proximity and size of recent housing estate to north.
- Junction with Boker Lane, garage flue, No.20a North Road, Scout Hut, car-park, 1-3 North Lane¹.
- Car-park – loss of character by redevelopment and clearance.

Key issues:

- Managing tree coverage, retaining hedges and green gardens.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and boundary walls.
- Protecting remnant rural character eg. passages, verges, rears
- Controlling height of development behind boundary walls.

Enhancement potential:

- Car-park surfaces and boundaries, and setting of Scout Hut.
- Appropriate maintenance and re-pointing of boundary walls.
- Character, walls and surfaces of passageways.

Eastern Growth and Station Road:

Special characteristics:

- Large, high quality Victorian houses mainly in terraces.
- Preserved settlement pattern north of Front St / Station Rd.
- Mature, leafy, residential privacy; dense spinneys of trees.
- School, church, park and war memorial on station spine road².
- Large, low-density detached housing on Gordon Drive.

Against the grain:

- Traffic & traffic management at Black's Corner; bus shelter.
- Scale, form and detail of mid to late twentieth century infill.
- Height and scale of Grange and Birchwood housing blocks.

Key issues:

- Protecting visual unity of terraces and other housing groups.
- Preventing further loss or alteration of traditional features and details, particularly windows, doors and small features.
- Preventing loss or alteration of traditional garden boundaries.
- Managing tree coverage, retaining hedges and green gardens.

¹ The garage flue no longer exists due to the recent redevelopment of the site.

² Actually on Front Street, not Station Road

- Managing Grange Park's trees, planting and vandalism.

Enhancement potential:

- Upkeep of traditional architectural details, large and small.
- Details, setting and rears at 1-4 St Bede's / Station Road.
- Station Tce – signage, shopfronts upper floor joinery, setting.
- Demolition of extension to Telephone Exchange.

- 3.16 The appraisal then provides an overview of the heritage assets that lie within the conservation area (table 2), where article 4 directions are in place (table 3), and locally listed buildings (paragraph 3.17).

Table 2: Listed buildings within the conservation area

Grade	Address
II	100 Front Street (north side)
II	94 Front Street (north side) (formerly listed as No.94 Sunnyside)
II	70 Front Street (north side) (Boldon House) and wall to south of Nos.70 and 64
II	64 Front Street (north side)
II	Walls and gate piers at southwest of garden of No.70 (Boldon house), Front Street (north side)
II	57 Front Street (south side) (Boldon Lodge)
II	36 Front Street (north side)

Table 3: Article 4 directions³

Class	Address
I	Front Street 13, 15, 17, 19, 21, 23, 24, 25, 27, 29, 30, 35, 36, 37, 43, 45, 47, 55, 57 (Boldon Lodge), 57a, 58, 59, 62, 64, 70 (Boldon House), 71, 71a (Yellow Leas Farm), 72, 72a, 73, 74, 76, 78, 80, 88, 90, 92, 94a, 94, 96, 100, 106, 110, 112
I	Lorne Terrace 2-14 (even)
I	North Road 20, 23
I	Grange Terrace 1-6 (consec)
I	Prospect Terrace 1-12 (consec)
I	Shadwell Towers Camp Side, Camp Villa
II	Front Street 24, 30, 32, 34, 36, 38, 55, 57 (Boldon Lodge), 57a, 62 (Mansion House Farm), 64, 70, 72a, 72, 74, 76, 78, 80, 82/84, 88, 90, 92, 94, 94a, 96, 98 (Black Bull PH), 100, 102, 104, 106

- 3.17 The locally listed buildings within the conservation area are identified as:

- Lorne House (No.14) and Lorne Tce (Nos.2-12 even), Front St;
- 30-34 Front Street (group value with No.36);
- Mansion House Farm, 62 Front Street;
- 88-92, 96 Front Street (group value with 94);
- Gin Gan to rear of 88-92 Front Street;
- Shadwell Towers, Front Street;
- Grey Horse PH, Front Street;
- Black Bull PH, Front Street;
- Boundary wall west of 57a Front Street;
- Mixed Board School, Front Street;

³ In addition to those identified in the table, article 4 directions have recently been added to 3-11 Ashleigh Villas and 1 Station Road

- United Reform Church, Front Street;
- 1 Grange Terrace;
- 23 North Road;
- 72-73 Front Street;
- War Memorial, Front Street;
- 49 Front Street.

- 3.18 The character appraisal also identifies the tree preservation order on land to the rear of 1 The Terrace, Station Road (see tables 5 and 6).

East Boldon Conservation Area Management Plan (2009)

- 3.19 The aims of the management plan are to:
- Raise awareness of the importance and value of local heritage;
 - Identify distinctive public realm character areas within the conservation area; provide guidance; and set out objectives to preserve and enhance buildings, structures and landscapes;
 - Provide tailored design guidance and set out actions for the enhancement and development of key sites within the conservation area;
 - Outline key statutory requirements with respect to development within the conservation area; provide guidance; and set out actions to secure the proper and effective application of these requirements; and
 - Propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance of public spaces
- 3.20 The management plan identifies that the historic buildings within the conservation area are increasingly under threat for a number of reasons, including lack of maintenance, intensive alterations or continued pressure from development. It highlights a number of tasks for the council to undertake including:
- Providing advice to owners on repair and maintenance through best practice conservation principles;
 - Ensuring internal and external alterations to listed buildings preserve their architectural integrity and historic interest;
 - Preserving the distinctive character and appearance of historic buildings and retain evidence of earlier, redundant architectural features and arrangements;
 - Retaining and reinstating historic roofscapes through the development control process;
 - Ensuring that all new development demonstrates the highest possible standards of architectural merit and adopts best practice design principles;
 - Undertaking an audit of the public realm with a view to rationalising street clutter and inappropriate road markings;
 - Resisting sub-division within building plots that would harm the special character and historic settlement pattern of the area;
 - Providing design guidance and preparation of development briefs, where necessary, for prominent development sites;
 - Monitoring the physical condition of buildings and other structures on a regular basis; and
 - Ensuring that sites of known or potential archaeological significance are dealt with in an appropriate manner.

- 3.21 In addition, the management plan highlights that the conservation area was designated for the importance of its spaces and identifies additional actions for the council which are to:
- Ensure any new development will preserve key views of individual and groups of historic buildings;
 - Undertake a detailed condition survey of existing trees and hedgerows and outline a management plan to ensure continued tree coverage and allow for incremental planting and biodiversity enhancements;
 - Encourage the removal of inappropriate boundary treatments; and Retain and protect areas of open space and views across open countryside.
- 3.22 The management plan identifies a number of development principles to guide new development including:
- Retaining and protecting agricultural land, gardens, parks, recreational areas and other areas of open space;
 - Respecting the scale, harmony and design of buildings and the wider streetscape;
 - Retaining healthy trees;
 - Protecting, preserving and where possible enhancing sites of archaeological interest;
 - Resisting proposals for the demolition of unlisted buildings;
 - Retaining historic magnesian limestone walling;
 - Retaining existing shopfronts where they contribute to the character of the building or area;
 - Ensuring new shopfronts and signage/ adverts respect the character and appearance of the host building and surrounding area.
- 3.23 In addition, specific actions are identified for the different character areas:
- Front Street: environmental improvements to Front Street and enhancement of surviving historic passageways;
 - South Lane: protection of open space to the south of South Lane and resist proposals to demolish historic outbuildings, ensuring any conversion is carried out sympathetically;
 - North Lane: preservation and enhancement of rural lanes and verges;
 - Eastern Growth and Station Road: opportunities to enhance Grange Park as a community asset whilst retaining its historic character and carefully managing mature trees, enhancement of the forecourt areas at St Bede's and Station Terrace; and preparation of a development brief for the telephone exchange building.
- 3.24 Guidance is also provided on the implementation of article 4 direction and includes a commitment for the council to review and update the local list.
- 3.25 It should be noted that Historic England have included the conservation area in their heritage at risk register (2019). The assessment information provided states that although the conservation area has low risk of vulnerability, it is in a poor condition and is deteriorating. The forum intends to investigate the impact and implications of this assessment with Historic England and South Tyneside Council

South Tyneside Locally Significant Heritage Assets (2011)

- 3.26 In November 2011 the council adopted the Locally Significant Heritage Supplementary Planning Document (SPD). It sets out objectives for the protection and enhancement of locally

significant heritage assets. The heritage assets are divided into five character areas, East Boldon sits within 'The Boldons'.

- 3.27 The SPD explains that East Boldon retains its historic core and has seen gradual, organic change with a diverse mix of architectural styles from the 17th century. It is highlighted that until the middle of the 19th century East Boldon remained small and rural and that early buildings were constructed of rubble or coarse squared local magnesian limestone. The industrial revolution resulted in substantial change, particularly as a result of the construction of the Brandling Junction Railway. East Boldon became a commuter settlement with Victorian and Edwardian buildings. The village retains its traditional character.
- 3.28 The following buildings are identified on the local list:
- 2-12 (evens) Lorne Terrace, Lorne House (No.14), Front Street, East Boldon;
 - 30-34 (evens) Front Street, East Boldon;
 - Mansion House Farm, 62 Front Street, East Boldon;
 - 86-92 (evens) and 96 Front Street, East Boldon;
 - Shadwell Towers, Western Terrace, Front Street, East Boldon;
 - Grey Horse Public House, Front Street, East Boldon;
 - Black Bull Public House, 98 Front Street, East Boldon;
 - Boundary Wall, West of 57a Front Street, East Boldon;
 - Boldon Golf Club, Dipe Lane, East Boldon;
 - Field Depressions, Mundles Farm, Mundles Lane, East Boldon;
 - Mixed Board School, Front Street, East Boldon;
 - Boldon United Reform Church, Front Street, East Boldon;
 - 23 North Road, East Boldon;
 - War Memorial, Front Street, East Boldon;
 - 49 Front Street, East Boldon;
 - Anti-Aircraft Supply Depot (former MOD bunkers and medical stores), East Boldon;
 - Field Depressions, Boldon Flats, East Boldon;
 - St. George's Church, Front Street, East Boldon;
 - Grange Terrace, East Boldon;
 - 21 North Road, East Boldon;
 - 1 Gordon Drive, East Boldon.

East Boldon Community Character Statement (2019)

- 3.29 The report was prepared by East Boldon Neighbourhood Forum, its purpose being to inform the preparation of policies and community actions within the neighbourhood plan. The character statement has been informed by a wealth of local knowledge. It includes an up to date list of STCs local heritage assets, including TPOs and recent article 4 directions.
- 3.30 The character statement describes the overall context, historical origins and development of the plan area, together with a detailed analysis of the conservation area. The statement describes the three main approaches to the village, together with the core of the conservation area, which are essential parts of its overall character. It provides a critique of the architectural styles and features of many individual properties in the village, positive and not so positive, which is particularly relevant to those buildings situated within the conservation area. The character statement is supplemented and reinforced by an architectural survey of properties on Front Street and Grange Terrace, which form the historic core of the conservation area. It has been informed by the East Boldon Conservation Area Character Appraisal (2006), East Boldon Conservation Area Management Plan (2009) and the Locally Significant Heritage Assets

Supplementary Planning Document (2011). Issues identified by the community are also documented and possible community actions are suggested.

- 3.31 This work has informed the identification of the following additional buildings and structures which the forum consider could be added to the local list of heritage assets:

Table 4: Additional non designated heritage assets

Location	Description and justification
44-60 Front Street	An attractive Edwardian terrace of 4 shops and a small private club, with maisonettes above. Many interesting architectural features are evident, including 5 original hipped roof dormers, sandstone window heads and cills, quoins and banding course; mosaic tiled entrances, and many original shopfront features are retained
Garage Block, Front Street (between Toad Hall and 35 Front Street – accessed from The Orchard)	Victorian farm building, originally part of South Farm. Visually imposing in an elevated position, the building is a fine example of random limestone construction, typical of this area and era. Appearance enhanced by the limestone retaining wall at street level, with pleasant landscaping behind. Although the building was reroofed some time ago with profiled brown concrete tiles, this has weathered well and does not detract from the overall appearance.
Church Hall (original) Boldon United Reformed Church, Front Street	Red brick church hall with sandstone details, built in 1863 in Gothic Revival style. High, narrow windows and former entrance porch, which is highly detailed. Largely unaltered and makes a bold contribution to the street scene.
85-91 Front Street	Characterful terrace of four Edwardian houses, typical of the era. Red brick blend front elevation with feature half-timbered gable to Nos 85 and 91. Welsh slate roofs with feature ridge tiles, and hipped roof to Nos 85 and 91.
1-4a St Bede's	Most of the original shop front features have been retained and the Edwardian character of the former Co-op shop premises have been largely preserved. In particular, the tasteful bistro conversion at Black's Corner with thoughtful hard and soft landscaping has achieved a substantial positive improvement at a prominent junction.
1-7 The Terrace	A charming Victorian terrace of three storey houses which retain many original architectural features. Brick gables to the front elevation make a positive statement and the properties benefit from front gardens and boundary wall/gate features.
1-19 North Lane	A fine Edwardian red brick terrace, containing two slightly different architectural styles, one including contrasting stone quoins, window heads, cills and mullions. Many interesting features especially the detailed square bay windows. Matching dwarf boundary walls and small gardens add to the street scene
Historic passageways leading from Front Street	These mainly narrow passageways are atmospheric and representative of the village's early development history. Four link Front Street with South Lane, and three link Front

Location	Description and justification
	Street with North Road/Lane. Many of the passageways are lined with impressive magnesian limestone and sandstone walls.
2-13 Bridle Path	A group of semi-detached villas on Bridle Path, outside the Conservation Area. Building of the villas began in 1901, they are of an unusual design. They were designed by architect, Oliver Hall Mark, who was only 23 when he designed the houses. He went on to become the official architect for educational buildings in Sunderland until the end of WWII.

- 3.32 Trees are an important element of the character of the plan area. Whilst both the East Boldon Conservation Area Character Appraisal and Management Plan highlight the importance of trees and their management, these documents are both over 10 years old, despite including commitments to keep them under review. The conservation area character appraisal refers to only one tree preservation order (TPO), however, there are a large number of TPOs both within (table 5) and outside the conservation area (table 6) (see also figure 5). The East Boldon Community Character Statement includes a section about existing TPOs.

Table 5: TPOs within the conservation area

TPO	Location	Year designated
42	1 The Terrace, Station Road	1996
91	8 Gordon Drive	2004
99	47 Front Street	2005
107	Shadwell Towers, Western Terrace	2006
108	The Grove, Bridle Path	2006
139	2 Claremont Gardens	2006
184	2 Somerset Terrace	2007
184	3 Somerset Terrace	2007
216	20A North Road	2009
271	4/4A The Terrace	2012
278	Shadwell Towers, Western Terrace	2012
285	64 Front Street	2013
291	1 North Lane	2013
322	55 Front Street	2015
344	3 The Terrace	2017
354	14 Station Road	2019

Table 6: TPOs outside the conservation area

TPO	Location	Year designated
2	Sherwood, Sunderland Road	1975
10	Elmwood, Dipe Lane	1977
17	4 Hiram Drive	1980
33	Shotley Grove, Dipe Lane	1990
39	Thornccliffe (former Boldon Sanatorium) Sunderland Road	1993
56	15 St John's Terrace	1998
74	Coniston Grange	2004

TPO	Location	Year designated
142	Boldon Cemetery, Dipe Lane	2007
149	Highcross, Downhill	2007
151	Shotley Grove, Dipe Lane	2007
187	Boldon Cemetery, Dipe Lane	2007
193	Thornccliffe, Sunderland Road	2008
197	Penton House, Ferndale Lane	2008
210	4 Lyndon Grove	2008
211	6 Lyndon Grove	2008
212	8 Lyndon Grove	2008
276	40 The Hawthorns	2012
288	Former Car Showroom, Station Approach	2013
303	Michaelford, Dipe Lane	2014

- 3.33 Given the heritage value of significant mature trees within the village, the character assessment work has also identified the need to identify additional TPOs across the plan area. The trees in table 7, have been identified as a result of their age, historic significance, visual prominence or position and amenity value. It is acknowledged that many of the trees are located in areas of public open space which are owned or managed by the council. However, this should not preclude future protection as the trees are very important to the local community.
- 3.34 Recent discussions with officers of STC has reassured the forum that existing safeguards provide a satisfactory level of protection to the trees, spinneys/ copses and rows of trees that are in the council's ownership. However, 24 of the individual trees identified in table 7 are in private ownership although most of these benefit from the protection of being situated in the conservation area. Therefore, the forum has resolved not to pursue additional TPO designations but to request that STC are more vigilant and proactive in protecting trees of heritage value, especially those that are not: covered by TPOs; located within the conservation area; or within the council's ownership. Grange Park is the village's green lung and is at the heart of the village. The forum is very concerned at the lack of investment and management/ maintenance provided by the council.
- 3.35 The character assessment work identified that there is one large copse, Black Plantation, near Quarry Hill, which is in private ownership, could benefit from a TPO. As explained within table 7, this is a large, square shaped wood, located in the Green Belt. There has been a wood at this location for at least 125 years. Although being a location of occasional anti-social behaviour, the wood is bounded by popular walking paths and contains a dense mix of largely deciduous mature trees, of various species. This copse is identified by South Tyneside Council as a local wildlife site (Local Wildlife Sites and Local Geodiversity Sites – 2010).

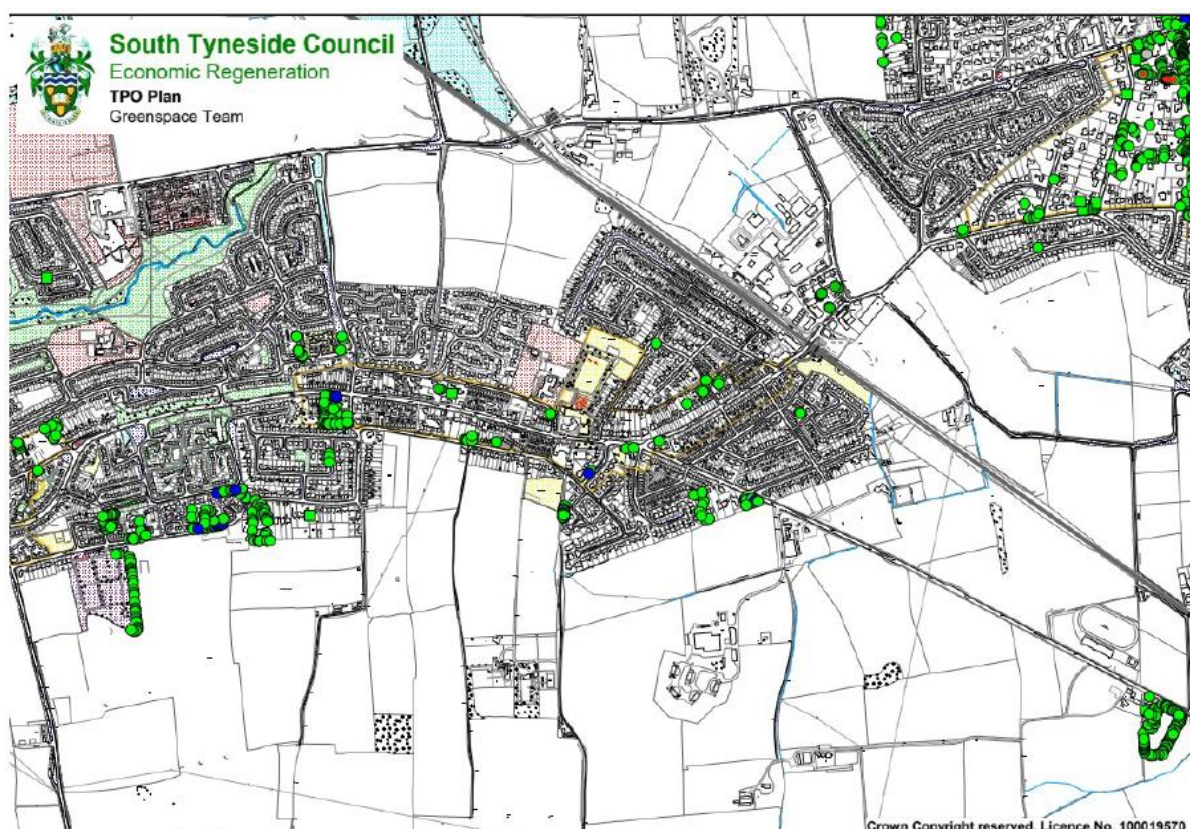


Figure 5: TPO locations

Table 7: Important trees within the plan area

Location	Description and justification
War memorial, Front Street	Historic spinney to the south and west of the war memorial – approximately 43 mature trees of visual and historic importance (a further 3 trees are diseased and are subject to remedial action by STC).
Gordon Drive/ Front Street junction - east	Three significant mature trees in small area of public open space (tree adjacent to the bus shelter excluded)
Gordon Drive/ Front Street junction -west	Six significant mature trees in small area of public open space
St George's Church, Front Street (land to front and side)	Historic spinney containing approximately 29 good specimen mature trees within the church grounds. The trees are also home to a rookery.
East Boldon Infants School, Front Street	Two mature trees to the front of the school which contribute to the street scene.
Vanbrugh House, Front Street	Two mature trees at side/ rear and one at front, providing impressive green presence at a busy road junction.
8, 9, 10 Ashleigh Villas	Three individual mature trees which are important to the amenity of this busy part of the village
Grange Park, Front Street	Numerous mature historic trees of various species in both the original parkland to the north (tree lined avenues) and the demolished villa's former lost garden to the south.

Location	Description and justification
6 Lorne Terrace, Front Street	Significant mature tree which adds greatly to the street scene.
70 Front Street (Boldon House)	Two mature trees just behind front boundary wall to side garden, which have positive visual impact along Front Street.
Gordon Drive (full length of both verges)	A curved avenue of mature cherry trees, which provide a very impressive display of blossom in the spring.
Junior School, North Lane	11 mature trees along the front elevation, which add a pleasant contribution to the street scene.
3, 12, 13, 16, 17 and 18 Station Road	Six mature trees which add to the street scene.
1 and 2 The Terrace	Two mature trees which add to the visual amenity of the local area.
11 Struan Terrace (Alfred Pallas)	Two mature trees which have a positive visual impact at this busy location.
12 Struan Terrace	Mature tree which complements the adjacent two trees.
1-2 St Bede's	Large mature tree outside Blacks Corner and Volare which create a positive visual impact in an isolated position. Although indicated on the TPO map, it does not appear in the TPO schedule.
15, 16, 17, 19 and 29 St Bede's	Five mature trees which contribute to the street scene.
Station Approach/ Glencourse	Mix of six semi mature trees in a small area of open space, leading to the southern entrance of the metro station – important to the visual amenity of this prominent site.
2 Charlcote Terrace	Two mature trees at the side of the property, which create a positive visual impact in an isolated position.
18 Langholm Road	Two mature trees which create a visually positive entrance to this long, straight road.
Black Plantation , near Quarry Hill	Large square shaped wood in a slightly elevated position. Dense mix of broadleaved woodland of various species. Located approximately 700m south of South Lane and 250m south west of Belle Vue Villa, in the Green Belt. Identified by the council as a local wildlife site.

3.36 STC has suggested that there could be opportunities for new/ additional tree planting on council owned land and the forum have identified the following sites (see figure 6):

- Grange Park – around the perimeter of the north part of the park;
- Junior school – along the western, northern and eastern boundaries;
- Boker Lane – west verge, in front of Keats Avenue;
- Mundles Lane Park – around the perimeter of the park;
- Glencourse/ Burnside – grassed area between Glencourse/ Burnside and the metro station;
- Western Terrace – grassed area to the west of 1 Western Terrace, to the rear of Hardie Drive. This area is a major gateway into the village and is in urgent need of enhancement;
- Lyndon Drive/ Lyndon Grove – grassed area in the middle of the Lyndon's Estate.

4. Feedback

Early engagement – local community

- 4.1 As a means of starting the process of collecting information and opinions that would influence the content of the neighbourhood plan, the forum held a community engagement drop-in session in July 2017. The purpose of the events was to raise awareness of the opportunities presented by neighbourhood planning and to engage as broad a range of people from the local community as possible from the start of the plan making process. Engagement sought to help the steering group to define those issues of greatest importance to the local community.
- 4.2 At the second early engagement event in June 2018, feedback was sought on eight draft objectives for the neighbourhood plan. In addition, it asked for views on what East Boldon means to the local community and what their vision was for East Boldon.
- 4.3 Draft objective 2 on the built and historic environment was supported by 53 of the 54 respondents (one respondent left the response blank).

Built and Historic Environment issues identified through early engagement

What does East Boldon mean to you?

Issue identified	Potential planning response	Potential community action
Importance of the environment.	Policy to ensure new development protects/enhances the built and historic environment	
Risks of expansion	Design policy and options for design codes for new development	
Conservation of the village	Design policy and policies to protect/ enhance heritage assets.	
Rural feel	Design policy and policies to protect/ enhance heritage assets.	
Unique village	Design policy and policies to protect/ enhance heritage assets.	
Character	Design policy and policies to protect/ enhance heritage assets.	
Spacious	Design policy and policies to protect/ enhance heritage assets.	
Importance of the conservation area	Design policy and policies to protect/ enhance heritage assets.	
Strong historical links	Policy to enhance heritage assets.	Opportunities for further interpretation of historic assets e.g. signage and interpretation boards

Issue identified	Potential planning response	Potential community action
Green spaces	Design policy and policies to protect/ enhance heritage assets.	
Improve Gordon Drive entrance – more diverse natural wildflower planting		Work with STC to discuss opportunities for more diverse planting.
Improve entrance to the village from Sunderland and South Shields.		Work with STC and/ or other local community groups to discuss opportunities to improve village entrance from Sunderland and South Shields.
Open up the area around the war memorial and church to give a wonderful village green appearance and as a feature of the village.		Work with STC and/ or other local community groups to discuss opportunities to enhance the green space around the war memorial and church.
Centre of the village near St George's Church developed to become the heart of East Boldon		Work with STC and/ or other local community groups to discuss opportunities to enhance the green space around the war memorial and church.
The area around the shops at the Metro could be improved by the installation of more and better floral displays and decorative street lamps.		Work with STC to discuss opportunities for more planting and improved street lighting in the shops next to the metro station.

What is your vision for East Boldon for the future?

Issue identified	Potential planning response	Potential community action
Maintain character.	Design policy and policies to protect/ enhance heritage assets.	
Importance of the character of the past to informing future development to ensure the village remains an aesthetically pleasing place	Design policy and policies to protect/ enhance heritage assets.	Opportunities for further interpretation of historic assets e.g. signage and interpretation boards
If large scale development is to happen it should be sympathetic and include open space.	Design policy and policies to protect/ enhance heritage assets.	
Maintenance of the village's character without over development.	Design policy and policies to protect/ enhance heritage assets.	

Issue identified	Potential planning response	Potential community action
Sympathetic development	Design policy and policies to protect/ enhance heritage assets.	
Improve green spaces		Work with STC and/ or other local community groups to discuss opportunities to enhance green space maintenance programme.
Safer for disabled wheelchair users. Crossing at Cleadon Lane to Station Garage is dangerous having to look at 3 different directions of traffic is very difficult.		Discuss options with STC to improve the crossing at Cleadon Lane to ensure it is safe and accessible to all.

4.4 Two further engagement events were held in March and June 2019, feedback could be provided at the events or online. The June engagement asked for feedback on issues concerning the built and historic environment. Views were sought on whether there are any areas within the conservation area that should be improved or enhanced. In addition, whether there were any areas or sites that required additional protection. Of the 77 people who completed a questionnaire, 49% included at least one comment/ suggestion in response.

4.5 A number of issues were raised regarding the conservation area

- The area in front of St George's Church is overgrown and dominant and is surrounded by a high fence which is in poor condition. The area is maintained by the council, on behalf of the community and needs urgent attention (seven responses);
- Concerns were raised regarding the condition of the area around the cenotaph/ war memorial (four responses);
- No changes are needed to or within the conservation area (three responses);
- Need for more protection for the infant school;
- Grange Park should be given specific protection;
- Need to maintain and develop green spaces to open them up and create a focal point for the village;
- Investigate potential to increase the number of trees covered by TPOs;
- Reduce the visual impact of certain shop fronts/ facias/ signage;
- Conservation area boundary should be extended (two responses) to ensure its character is conserved and enhanced. It should include all of South Lane and the fields to the south as they are important to the character and farming history of the village;
- Improve the appearance of the extension to the United Reform Church; and
- Encourage BT/ Openreach to demolish the large extension to the rear of the telephone exchange (5 St Bede's).

4.6 With regard to land outside the conservation area, the following issues were identified:

- Preserve and protect all green spaces/ places, open spaces and Green Belt (seven responses);
- Retain and preserve existing woodland (three responses);
- The MoD site should be demolished and the site re-greened or put to a community use (four responses);

- Reinstall hedges to farmland (New Road area) and clear all litter;
- Concern about fly tipping on green lanes;
- Empty industrial/ commercial sites are an eyesore;
- The junior/ nursery school site should be fully protected and not used for housing;
- Empty house adjacent to Stadium Garage is an eyesore;
- North Farm fields need protection, it is a haven for wildlife. Also, site access would be problematic;
- Burnside grassed area – should be preserved and bins provided for rubbish and dog waste;
- The cricket club should be developed in a sensitive way to become a sporting hub;
- The golf club – enhance the club house and protect the course from undesirables who destroy wildlife;
- South Lane fields are stunning and must be protected (two responses);
- Protect Mundles Lane;
- Vacant showrooms on Station Approach (former O’Brien’s) are ugly and out of character – this would be an ideal location for an extension to car parking for the metro.

4.7 Many comments referred to the impact of future housing developments on the built environment of the plan area, including:

- There should be no development on Green Belt or greenfield sites;
- Development should only be considered on brownfield sites, the only relevant site being Cleadon Lane Industrial Estate (former O’Brien’s site only);
- All new housing should provide a mix which is needed by the community, including affordable homes and housing suitable for older residents, which should be sited in close proximity to local facilities and transport;
- All new housing must comply with the forum’s design code and Building for a Healthy Life;
- On larger new housing sites, the process of masterplanning must be applied;
- New housing should provide a range of designs, sizes and architectural styles, using a range of materials, colours and textures, which respects the character and variety which currently exists in the village. Large/ medium scale repetition of house types must be avoided;
- New housing must respect the natural environment and be subject to landscape character assessments and rural edge coding policies.

4.8 In addition, some more general points were made:

- Need for new housing to comply with local design codes (two responses);
- Only built on existing brownfield sites;
- Should protect the life and character of the village and surrounding area (two responses);
- Support/ protect wildlife and wildlife corridors (two responses);
- Involve local schools;
- Need to provide bins on bridle paths, public footpaths and cycleways;
- Protect all trees;
- Keep woodland areas as natural as possible;
- Promote local walks, tree surveys etc;
- Maintain pavements and gutters in order to avoid trip hazards;
- Front Street shops and businesses require additional protection.

4.9 Potential planning responses to the issues identified are:

- Identify schools and important community facilities which should be protected;
- Identification of important areas, such as Grange Park, school playing fields, Burnside grassed area as local green space or protected open space;
- Identification of a settlement boundary to seek to ensure new development is focused within the envelope;
- Design guidance on housing, shop fronts and signage;
- Protection of trees and woodland through the planning process;
- Metro parking;
- Seek to focus new development on previously developed land;
- Policies to ensure the character of the plan area is protected and enhanced;
- Protection of wildlife and identification of wildlife corridors;
- Review of the local centre boundary.

4.10 Potential community actions relevant to the issues identified are:

- Work with the council, local community/ community groups and other land owners to improve the appearance of important sites and buildings e.g. area to the front of St Georges Church, area around the cenotaph/ war memorial, United Reform Church, telephone exchange and golf club house;
- Consider applying for the schools to be protected as asset of community value;
- Work with the council and local community to safeguard existing trees of amenity value and consider new tree planting opportunities;
- Work with the council and the local community/ community groups to undertake a review of the conservation area character appraisal and management plan;
- Continue to support appropriate uses for the former MoD site commensurate with its existing Green Belt designation;
- Work with the council and the local community/ community groups to identify opportunities to seek to discourage fly tipping and provide more waste bins;
- Work with the owners of the cricket club and the local community/ community groups to explore opportunities to create a sporting hub;
- Identify opportunities to raise awareness of local walks;
- Work with the council and the local community/ community groups to identify areas where pavements are in need of repair.

5. Planning policy options and preferred approach

Background

- 5.1 The evidence review and feedback from early engagement has identified a number of potential planning issues for the neighbourhood plan to seek to address:
- Ensure that new development contributes positively to the built and historic environment of the plan area;
 - Delivery of high quality and inclusive urban design; and
 - Conservation and enhancement of designated and non-designated heritage assets.
- 5.2 This section sets out the potential planning policy options to address the issues identified above and explains the preferred policy approach which is set out within the pre-submission draft neighbourhood plan.
- 5.3 Other planning issues identified are addressed in different background papers e.g. importance of the schools as community facilities (community well-being background paper), identification of areas of local green space/ protected open space (local green space and protected open space background paper); settlement boundary (settlement boundary background paper); metro parking (transport background paper), use of previously developed land (housing background paper), protection of wildlife and identification of wildlife corridors (natural environment background paper); and review of the local centre boundary (local economy background paper).

Issue 1: Positive contribution of new development to the built and historic environment

- 5.4 Possible options:
- 1a: Overarching policy on sustainable development which recognises the built and historic environment as an integral part of it;
 - 1b: Option 1a plus a separate, more detailed policies on design and the historic environment;
 - 1c: No overarching policy on sustainable development, rely on what is set out in national policy, but include separate policies on design and the historic environment.
- 5.5 The preferred approach is for the plan to contain an overarching policy on sustainable development as well as separate and more detailed policies on design, the historic and built environment. Whilst it is acknowledged that national policy includes the presumption in favour of sustainable development, the forum considered it important for the plan to set out the key elements of sustainable development that are relevant to East Boldon, including: making efficient and effective use of land; minimising the impact of and mitigating the likely effects of climate change; amenity; protection and enhancement of the significance of heritage assets and their settings; community health and well-being; maintaining and enhancing the quality of biodiversity and the natural environment; delivering good design; considering issues of contamination and land stability; provision of infrastructure; and meeting identified housing needs.
- 5.6 The approach of the pre-submission plan is to highlight the importance of good design and the protection and enhancement of the built and historic environment through a number of policies, including: general location of new development; design; heritage assets; protecting trees; new employment development; local retail centres; new housing; local green space; transport; and parking.

Issue 2: Design principles

- 5.7 Possible options:
- 2a: Overarching policy on high quality and sustainable design to address issues such as: sense of place; local character and distinctiveness (layout, form, massing, density, scale etc); use of developments (accessible for all); public realm; amenity; sustainable design and construction; waste management;
 - 2b: Option 2a plus separate, more detailed criteria/ design codes included as part of site specific or area-based policies.
- 5.8 The importance of good design to the character of the plan area is a key element of the plan. The preferred approach is for the plan to identify an overarching approach to high quality and sustainable design and to include more detailed design guidance. The pre-submission draft plan identifies design objectives which were informed by early engagement with the local community. The policy on design includes a number of criteria against which planning applications will be assessed against and reference is also made to more detailed design codes which form an appendix to the plan. Design considerations are also identified in other policies, including, employment, homeworking, Cleadon Lane Industrial Estate, retail, housing and transport/ parking. On major housing sites (10 or more dwellings), the process of master planning to promote early community engagement in the design process must be applied.

Issue 3: Heritage assets

- 5.9 Possible options
- 3a: Overarching policy on heritage assets identifying that proposals affecting assets and their settings will be supported where they sustain and where appropriate enhance the significance of the heritage asset;
 - 3b: Option 3a plus separate more detailed policies on different types of heritage asset e.g. listed buildings, conservation area, locally listed heritage assets;
 - 3c: Options 3a and 3b plus identification of additional criteria included as part of site specific or area-based policies;
 - 3d: Options 3a, 3b and 3c plus further definition of the substantial public benefits that could be required to outweigh the harm or loss to the significance of a designated heritage asset.
- 5.10 As national policy requires an assessment of the impact of development on heritage assets, it was considered that the most appropriate approach would be to combine all heritage assets into one policy which reflects national requirements. The supporting text clearly refers to the non-designated heritage assets within the plan area, which are detailed within this background paper. It also identifies the importance of trees to the historic character of the area.

6. Potential community actions

6.1 As a result of the community consultation exercises which have been undertaken, the forum has identified a number of potential community actions. These have also been informed by EBF's Community Character Statement (para 3.27, 3.29 and 3.32) and STC's Heritage Documents which relate to the conservation area (paras 3.11 to 3.21). Actions a), k), l), m) and n) are specifically referenced in STC's Heritage Documents for the conservation area, acknowledging the need for future attention and consideration.

- a) **Grange Park** - The "green lung" of the village and is at the heart of the community. However, it is in need of substantial maintenance and investment. Work with STC, Friends of the Park, and the community to investigate how this may be taken forward.
- b) **Entrances to the Village** - Work with STC and community groups to discuss how these can be made more visually attractive, i.e. improved/decorative signage, planting/floral tubs/displays, etc. In particular, the large grassed area to the west of 1 Western Terrace provides an ideal opportunity for additional landscaping & tree planting, at this **major gateway** into the village. (see also figure 6 and paragraph 3.32).
- c) **Junior School, North Lane** - There are some significant mature trees along the North Lane boundary. However, this extensive site offers an ideal opportunity for new tree planting around the entire perimeter of the site. This will enhance the sense of open space and greenery, especially as this is adjacent to Grange Park. This would also complement STC's Climate Change Emergency Strategy. Work with STC, the Junior School and Community Groups to pursue potential opportunities (see also figure 6 and paragraph 3.32).
- d) **Local Centre** – The definition of East Boldon's retail "Local Centre" should be enlarged to include the retail premises at 1a St John's Terrace; 1-7 Langholm Road; 11 Struan Terrace; 1-4a St Bede's; 2a&b Grange Terrace; 44-60, 84 & 104 Front Street; 1,7,49 & 67 Front Street. Discuss the implications with STC, local retailers and the community. This aspect is dealt with more fully in the local economy background paper.
- e) **STC Documents** - STC's main reference documents for East Boldon Conservation Area are now out of date and should be reviewed/revised, particularly in light of the suggestions made in this document (additional local heritage assets and existing TPOs, paras 3.27, 3.28 and 3.31) and the implications of the Draft Local Plan:
 - East Boldon Conservation Area Character Appraisal (2006)
 - SPD15 - East Boldon Conservation Area Management Plan (2009)
 - SPD21 - ST Locally Significant Heritage Assets (2011)The EB Conservation Area Management Plan includes a commitment to review and update the "local list" - see para 3.21.
Discuss with STC a review process, which will include community consultation.
- f) **MoD Site, Green Lane** - The Forum would support appropriate uses for this site commensurate with its existing Green Belt designation.
- g) **Land at St George's Church and War Memorial** - These 2 historic spinneys are managed by STC on behalf of the residents of the village and prior to the construction of the church in 1922, were public open spaces. However, they are inaccessible, overgrown and poorly maintained and are hidden behind ugly high timber palisade fences which are in very poor condition. Urgent consideration must be given as to how the visual impact of these 2 sites

can be improved, whilst retaining all mature, original and indigenous specimens, and safeguarding the natural habitat. This idea is supported by a significant number of respondents who attended the Forum's consultation events. All original specimen trees have the protection of being within the Conservation Area & being under the stewardship of STC (Tree & Woodland Policy 2011).

Pursue with STC, the church and the community as to how these proposals can be progressed.

- h) **Historic Green Spaces** – consider/investigate any means of recognising the importance of green spaces within the village:
 - Grange Park
 - Land at St George's Church/War MemorialWork with STC, Friends of the Park, and community groups to pursue these objectives.
- i) **STC Draft Local Plan** - The community feel strongly that the life, character, identity and atmosphere of the village should be protected, together with the surrounding Green Belt areas. EBNF are pursuing these objectives and have voiced their concerns in their responses to STC's Draft Local Plan (together with many individual responses). EBF to continue to contribute to the on-going review process to ensure that Built and Historic Environment matters are given proper assessment and consideration.
- j) **Infants School, Front Street** - Following the ultimate implementation of STC's Local Plan, should new school buildings be built in order to service additional new housing, it is possible that the Infants School will become surplus to the requirements of STC. This building is of significant heritage status (on STC's Local List) and is greatly valued by the community. The building, site & boundary wall/treatments must be retained and any future development must be limited to conversion adaptation, without damaging the character of the building. Should such a situation arise, work with STC and the community regarding potential implications, & possible Listed Building / Community Asset status. This aspect is discussed in greater detail in the Community Wellbeing Background Paper).
- k) **Station Terrace Shops** - The area in front of the shops is untidy and unattractive – this is a busy and important part of the village. Discuss with STC, landowners, retailers/businesses and the community how this area can be tidied up and visually improved, possibly including new hard/soft landscaping.
- l) **Phone Exchange, 5 St Bede's** - This site was excessively overdeveloped in the 1960s by the massive rear extensions, which dominate the approach to the village from the east. It is completely out of character with the other buildings in St Bede's and is the most intrusive building in the village. In conjunction with STC, approaches should be made with BT/Openreach regarding the long-term future of the site/buildings.
- m) **Various Shopfronts/Fascias** - There are some poorly designed shopfronts and/or signage in Station Terrace and Front Street, which are out of character, unsympathetic or intrusive, ie Chinese takeaway, Irving's, Post Office, etc. Liaise with STC and relevant retailers in order to seek possible improvements.
- n) **Boldon United Reform Church, Front Street** - A boxy, flat roofed church extension (detached structure) was built in the 1960s, which is totally out of character with its surroundings. Liaise with STC, the church & the community in order to seek possible improvements.

- o) Work with STC and/ or other local community groups to discuss opportunities to enhance green infrastructure maintenance and identify areas where pavements are in need of repair.
- p) Work with STC to improve pedestrian road crossing facilities, especially in the area between the metro Station and Cleadon Lane.
- q) Work with STC to discourage fly tipping and provide more litter bins.
- r) Raise awareness of local walks.
- s) Work with the Cricket Club, the community and other community groups to explore opportunities to create a sporting hub.
- t) Work with Historic England and South Tyneside Council to investigate the impact and implications of the inclusion of the East Boldon Conservation Area in the Heritage at Risk Register (2019).
- u) The forum acknowledges that there are genuine concerns over the issue of sewerage discharge at coastal locations and the resultant pollution that this may cause. It commits to work with others to encourage greater transparency and understanding of these issues.