



**South Tyneside Council**

**South Tyneside Submission Draft Local Plan 2023 - 2040**

**Statement of Common Ground**

**Between**

**South Tyneside Council and Historic England**

**March 2025**

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## 1. INTRODUCTION

### PURPOSE OF REPORT

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1.1 This is a Statement of Common Ground (SoCG) that sets out details of the joint working and cooperation that has taken place, and the future cooperation that is required, between South Tyneside Council and Historic England throughout the preparation of South Tyneside's emerging Local Plan.

### PARTIES TO THIS STATEMENT OF COMMON GROUND ('SOCG')

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2.1 This SoCG is submitted on behalf of:

- South Tyneside Council
- Historic England

3.1 South Tyneside Council has a good working relationship with Historic England. This has been best demonstrated through regular engagement throughout the Local Plan process.

### PURPOSE

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4.1 The purpose of the SoCG is to document the strategic matters being addressed and the progress in cooperating to address them. The document identifies the following between the parties:

- Matters which have been agreed; and
- Matters currently outstanding (subject to negotiation or not agreed).

5.1 The SoCG will continue to evolve through the Submission and Examination stages of the Local Plan.

## 2. ROLES AND RESPONSIBILITIES

### ROLE OF THE COUNCIL

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6.1 Local authorities are required to make a Local Plan, setting out planning policies for making planning decisions in their area, including those covering historic buildings and areas. Local plans must be consistent with planning law and national policy and guidance.

### ROLE OF HISTORIC ENGLAND

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7.1 Historic England is the principal Government adviser on the historic environment, advising it on planning and listed building consent applications, appeals and other matters generally affecting the historic environment. Historic England is consulted on Development Plans under the provisions of the duty to co-operate and provides advice to ensure that legislation and national policy in the National Planning Policy Framework are thereby reflected in local planning policy and practice.

8.1 The tests of soundness require that Development Plans should be positively prepared, justified, effective and consistent with national policy. Historic England's representations on the Draft Local Plan are made in the context of the requirements of the National Planning Policy Framework in relation to the historic environment as a component of sustainable development.

### 3. LOCAL PLAN CONSULTATION RESPONSES

#### RESPONSE BY HISTORIC ENGLAND TO THE REGULATION 18 CONSULTATION

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9.1 Historic England were formally consulted at Regulation 18 but did not provide a consultation response. They have, however, provided valued feedback throughout the plan preparation process in relation to the drafting of the historic environment chapter and policies, as well as identifying issues in relation to specific allocations. South Tyneside Council and Historic England also agreed a methodology for carrying out Heritage Impact Assessments, which form part of the evidence base.

10.1 Historic England have engaged with the Sustainability Appraisal process throughout.

#### RESPONSE BY HISTORIC ENGLAND TO THE REGULATION 19 CONSULTATION

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11.1 In respect of the Regulation 19 Local Plan, Historic England's comments can be viewed in full in the Appendices.

#### AREAS OF AGREEMENT

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12.1 Historic England's representations on the Regulation 19 consultation broadly support the new Local Plan and acknowledge that it provides an effective framework for managing the effects of new development on the historic environment, but also make a number of suggestions to amend the Local Plan. In relation to points of agreement, Historic England's main points and the Council's response to them are set out in the table below. Proposed new text is shown underlined and deleted text is shown struck through.

<b>Policy/ Para</b>	<b>Historic England's comment or proposed change</b>	<b>South Tyneside Council response</b>	<b>Modification Proposed</b>	<b>Historic England position/conclusion</b>
<b>SP4: H.6</b>	Add criteria – the site lies within the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site and may be of high archaeological interest as such a Watching Brief will be required as part of any development proposal.	The Local Plan addresses heritage matters through general borough-wide policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment.	None proposed.	Historic England maintain that including a reference to this site-specific heritage consideration in the Local Plan is appropriate as it will help inform development proposals for the site.
<b>Para 8.34 Bullet 2</b>	Partially unsound. Alongside character <u>and identity</u> . This accords with the National Design Guide in particular regard to the historic environment.	STC agrees with the proposed minor modification.	Para 8.34 bullet 2: Alongside character <u>and identity</u> . This accords with the National Design Guide in particular regard to the historic environment.	Historic England agrees with the proposed minor modification.
<b>SP9</b>	Suggest an additional point of criteria that opportunities will be sought to support the vitality of the historic environment within the town centre including the continued use and reuse of heritage assets where appropriate.	STC agrees with the proposed minor modification.	SP9.7: Support opportunities to promote the contribution the historic environment has on the vitality of the town centre including the continued use and reuse of heritage assets where appropriate.	Historic England agrees with the proposed minor modification.

<b>SP10.2</b>	Harton Quay will deliver a mixed- use development which <del>builds on</del> <u>protects and enhances</u> the distinctive character or <u>appearance</u> <del>ities</del> of Mill Dam Conservation Area	STC agrees with the proposed minor modification.	SP10.2 Harton Quay will deliver a mixed-use development which protects and enhances the distinctive character or appearance of Mill Dam Conservation Area.	Historic England agrees with the proposed minor modification.
<b>SP10.3</b>	The area surrounding the Customs House will deliver cultural-related uses which complement the use and setting of the <u>Grade II Customs House listed buildings (The Former Mercantile Marine Offices, River Tyne, River Police Offices)</u>	The Customs House and the River Police Offices are two distinct Listed Buildings; one is a playhouse, and the other is private residential.	SP10.3 The area surrounding the Customs House will deliver cultural-related uses which complement the use and setting of the Grade II Listed Customs House, locally listed Daltons Lane Workshops and Grade II Listed former River Tyne, River Police Offices.	Historic England agrees with the proposed minor modification.
<b>SP11 iii</b>	Needs to be reworded to <del>Respect and respond</del> Retain and protect the Grade II listed building (16 Barrington Street) within the site and protect and where appropriate enhance the setting of Listed Buildings in the surrounding vicinity (101-103, 105 and 107, King Street, Trustee Savings Bank and St. Hilda's Church).	STC agrees with the proposed minor modification.	Retain and protect the Grade II listed building (16 Barrington Street) within the site and protect and where appropriate enhance the setting of Listed Buildings in the surrounding vicinity (101-103, 105 and 107, King Street, Trustee Savings Bank and St. Hilda's Church).	Historic England agrees with the proposed minor modification.
<b>Policy 6</b>	The evidence base for the allocation of area potentially suitable for wind energy needs to have regard to the setting of heritage assets. There are areas	Policy 6.3 i has been incorrectly attributed to 3 i-iii.  STC considers that paras 3.13 and 3.14 in The South Tyneside Wind	SP6.3: New wind developments and repowering of existing turbines will be supported provide that:	Historic England agrees with the proposed major modification.

	<p>very close to assets of the highest significance including St Paul's Jarrow. The policy also needs throughout to refer to these as areas potentially suitable for wind energy, currently there is discrepancy.</p> <p>We suggest that part 3 of the policy either refers back to 1.i where there is reference to heritage assets or includes it as new criteria in part 3.</p> <p>New wind energy developments will be supported in areas identified as potentially suitable on Map 15, or where they involve the repowering of existing turbines provided that:</p> <p>New criteria 3. Iv Where a proposal would have an impact on a heritage asset including its setting, that it accords with policies in this plan on the historic environment and is in accordance with national policy and legislation.</p> <p>Map 15 needs amending and paragraph 7.30.</p> <p>Part 6 suggest adding additional criteria:</p>	<p>Development Study already provides sufficient detail in relation to the setting of heritage assets.</p> <p>The proposed criteria 3. iv is not considered to be necessary. The Local Plan addresses heritage matters through general borough-wide policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment.</p> <p>It is proposed that Map 15 will be deleted as a result of the Ministerial Statement of 8th July 2024 and the opening sentence to part 3 of Policy 6 and para 7.29 amended accordingly.</p> <p>The Proposed Part 6 criteria iv. is not considered to be necessary. The Local Plan addresses heritage matters through general borough-wide policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment.</p>	<p>i: The location, scale and design of the proposal conform with criteria 1 of this policy.</p> <p>Delete Map 15. and para 7.29.</p>	
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	iv. connection would have a harmful impact on the historic environment that cannot be satisfactorily avoided or mitigated through careful design.			
<b>SP19</b>	Principles need to be added to criteria regarding the allocation of the E35 part of the Port of Tyne allocation, including the use of a muted material palette, scale and height of development, retention of mature trees along northern boundary etc. in order to ensure redevelopment of this site is carried out in a way that is consistent with national policy and legislation for the historic environment.	The Local Plan addresses heritage matters through general borough-wide policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment.	None proposed.	Historic England maintain that site-specific criteria are necessary to guide development proposals for this site.
<b>Policy 30</b>	South Shields market will continue to be supported and, where possible, the Council will support proposals for specialist fairs and a diversification of the market with sympathetic enhancements that enhance the wider vitality and viability of the Town Centre. <u>Any proposals will be required to conserve and where appropriate enhance the</u>	The Local Plan addresses heritage matters through general borough-wide policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment.	None proposed.	Whilst not critical to soundness, Historic England would prefer to see the requested modification to Policy 30 included in order highlight a policy specific heritage consideration and strengthen its position with regards to the historic environment.

	significance of the Grade I listed building the Old Town Hall.			
<b>Policy 36.4i</b>	Should be amended to read: Proposals for new development must include new trees and landscape features which:  Enhance the landscape quality and character of the development site and the local area	STC agrees with the proposed minor modification.	Policy 36. 4.i. Proposals for new development must include new trees and landscape features which:  Enhance the landscape quality and character of the development site and the local area	Historic England agrees with the proposed minor modification.
<b>Policy 37.2i</b>	Suggest amending criteria point 2.i. to read the amenity, <del>or</del> character <u>or any historic interest</u> of the area	The Local Plan addresses heritage matters through general borough-wide policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment.	None proposed.	Historic England maintain their position on this matter.
<b>Policy 38</b>	Suggest new criteria point 4 to read: Proposals affecting a heritage asset associated with a cemetery conserve and where appropriate its significance.	The Local Plan addresses heritage matters through general borough-wide policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment.	None proposed.	Whilst not critical to soundness, Historic England would prefer to see the requested modification to Policy 38 included in order highlight a policy specific heritage consideration and strengthen its position with regards to the historic environment.

<b>Para 12.11</b>	Change “Development proposals which affect the historic environment must sustain the borough’s local distinctiveness and character by safeguarding, conserving, and enhancing designated and <del>non-undesignated</del> heritage assets and their settings.	STC agrees with the proposed minor modification.	Development proposals which affect the historic environment must sustain the borough’s local distinctiveness and character by safeguarding, conserving, and enhancing designated and non-designated heritage assets and their settings.	Historic England agrees with the proposed minor modification.
<b>Policy 42</b>	<p>1. Development affecting the <u>Frontiers of the Roman Empire</u> (Hadrian’s Wall) World Heritage Site, as shown on the Policy Map, <del>will be encouraged to</del> <u>should</u> conserve, promote, and enhance its Outstanding Universal Value, including the authenticity, integrity, and significance of its attributes, and support its management and protection.</p> <p>3. Development likely to have an impact on the <u>Frontiers of the Roman Empire</u> (Hadrian’s Wall) World Heritage Site or its setting will be permitted only where it can be demonstrated that the scheme will conserve those elements which contribute towards its <del>Outstanding</del> <u>Universal</u> <del>Value</del>.</p>	STC agrees with the proposed minor modification.	<p>1. Development affecting the Frontiers of the Roman Empire (Hadrian’s Wall) World Heritage Site, as shown on the Policy Map, should conserve, promote, and enhance its Outstanding Universal Value, including the authenticity, integrity, and significance of its attributes, and support its management and protection.</p> <p>3. Development likely to have an impact on the Frontiers of the Roman Empire (Hadrian’s Wall) World Heritage Site or its setting will be permitted only where it can be demonstrated that the scheme will conserve those elements which contribute towards its Outstanding Universal Value.</p>	Historic England agrees with the proposed minor modification.

<b>Para 12.16</b>	Suggest adding specific reference to the Outstanding Universal Value associated with the Roman fort of Arbeia, which guarded the main sea route to Hadrian's Wall.	STC agrees with the proposed minor modification.	Arbeia, South Shields' Roman Fort, guarded the main sea route to Hadrian's Wall. It was a key garrison and military supply base to other forts along the Wall. It is an important part of the history of Roman Britain and makes a significant contribution to the Outstanding Universal Vale of the World Heritage Site.	Historic England agrees with the proposed minor modification.
<b>Map 31</b>	Amend key <del>World Heritage Site Setting</del> replace with <u>World Heritage Site Buffer Zone</u> .	STC agrees with the proposed minor modification.	Amend key: World Heritage Site Buffer Zone	Historic England agreed with the proposed minor modification.
<b>Policy 43</b>	<ol style="list-style-type: none"> <li>1. Development proposals involving designated heritage assets shall be accompanied by a Heritage Statement. <u>This Statement should that includes an adequate and proportionate description of the heritage significance of those heritage assets affected, including any contribution made by their setting.</u></li> <li>2. Development involving the alteration, extension or change of use of a designated heritage asset or construction of any</li> </ol>	STC agrees with the proposed minor modification.	<ol style="list-style-type: none"> <li>1. Development proposals involving designated heritage assets shall be accompanied by a Heritage Statement. This Statement should includes an adequate and proportionate description of the heritage significance of those heritage assets affected, including any contribution made by their setting.</li> <li>2. Development involving the alteration, extension or change of use of a designated heritage asset or construction of any</li> </ol>	Historic England agrees with the proposed minor modification.

	<p>structure within its curtilage will <del>only</del> be permitted if <u>where</u> the proposal:</p> <p>3. Development should protect those features of a designated heritage asset's <del>immediate</del> setting that contribute to its significance, including the space(s) around the heritage asset and the historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfacing.</p> <p>5. Where a development will lead to the <del>substantial</del> harm or <del>total</del> loss of a designated heritage asset, applications will be assessed in accordance with National Policy.</p>		<p>structure within its curtilage will be permitted where the proposal:</p> <p>3. Development should protect those features of a designated heritage asset's setting that contribute to its significance, including the space(s) around the heritage asset and the historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfacing.</p> <p>5. Where a development will lead to the harm or loss of a designated heritage asset, applications will be assessed in accordance with National Policy.</p>	
<b>Policy 45</b>	<p>1. Development should conserve and, where possible, enhance the character, appearance and setting of non-designated heritage assets. Proposals that manage development in such a way that sustains or enhances the</p>	STC agrees with the proposed minor modification.	<p>1. Development should conserve and, where possible, enhance the character, appearance and setting of non-designated heritage assets. Proposals that manage development in such a way that sustains or enhances the</p>	Historic England agrees with the proposed minor modification.

	<p>significance of heritage assets and their settings will be supported.</p> <p>3. In determining applications that would result in <del>substantial</del> harm to, or <del>total</del> loss of, a non-designated heritage asset or its setting, <del>proposals must demonstrate that the public benefits of the development would outweigh any harm or loss of the heritage asset, based on heritage significance.</del> A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>		<p>significance of heritage assets and their settings will be supported.</p> <p>3. In determining applications that would result in harm to, or loss of, a non-designated heritage asset or its setting, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	
<b>Appendix 5: Glossary</b>	<p><b>Buffer Zone for WHS</b> (as described in Planning Practice Guidance) <u>'A buffer zone is defined as an area surrounding the World Heritage Site which has complementary legal restrictions placed on its use and development to give an added layer of protection to the World Heritage Site. The buffer zone forms part of the setting of the World Heritage Site.'</u></p>	STC agrees with the proposed minor modification.	<p><b>Buffer Zone for WHS</b> (as described in Planning Practice Guidance) 'A buffer zone is defined as an area surrounding the World Heritage Site which has complementary legal restrictions placed on its use and development to give an added layer of protection to the World Heritage Site. The buffer zone forms part of the setting of the World Heritage Site.'</p>	Historic England agrees with the proposed minor modification.

<p><b>Historic Parks and Gardens</b> - A park or garden of special historic interest. Graded I (<u>sites of exceptional interest</u>), II* (Particularly important sites) or II (<u>Sites of special interest, warranting every effort to preserve them</u>). Designated by Historic England.</p> <p><b>Listed Building Consent</b> - Consent required for the demolition, in whole or in part of a Listed Building, or for any works of alteration or extension that would affect <del>the its</del> character <del>of the building as a</del> <u>building of special architectural or historic interest</u>.</p> <p><b>Setting</b> - The place or way in which something is set, <del>for example the position or surroundings of a Listed Building</del>.</p> <p><b>World Heritage Site</b> – A cultural or natural site of outstanding universal value <del>designated by the International Council on Monuments and Sites (ICOMOS)</del> <u>inscribed by the World Heritage Committee of UNESCO</u></p>		<p><b>Historic Parks and Gardens</b> - A park or garden of special historic interest. Graded I (sites of exceptional interest), II* (Particularly important sites) or II (Sites of special interest, warranting every effort to preserve them). Designated by Historic England.</p> <p><b>Listed Building Consent</b> - Consent required for the demolition, in whole or in part of a Listed Building, or for any works of alteration or extension that would affect its character as a building of special architectural or historic interest.</p> <p><b>Setting</b> - The place or way in which something is set.</p> <p><b>World Heritage Site</b> – A cultural or natural site of outstanding universal value inscribed by the World Heritage Committee of UNESCO</p>	
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Table 1: Areas of Agreement

## AREAS OF DISAGREEMENT

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- 3.4 The Local Plan addresses heritage matters through a suite of heritage-specific policies that are set out in Chapter 12: Conserving and Enhancing the Historic Environment and considers that the following proposed minor modifications put forward by Historic England are not required to make the Plan sound:

### *Policy SP4: H.6: Site of Former St Aidan's Church*

Add criteria – the site lies within the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site and may be of high archaeological interest as such a Watching Brief will be required as part of any development proposal.

*Historic England maintain that including a reference to this site-specific heritage consideration in the Local Plan is appropriate as it will help inform development proposals for the site.*

### *Policy SP19: Provision of Land for Port and River-Related Development*

Principles need to be added to criteria regarding the allocation of the E35 part of the Port of Tyne allocation, including the use of a muted material palette, scale and height of development, retention of mature trees along northern boundary etc. in order to ensure redevelopment of this site is carried out in a way that is consistent with national policy and legislation for the historic environment.

*Historic England maintain that site-specific criteria are necessary to guide development proposals for this site.*

### *Policy 30: South Shields Market*

South Shields market will continue to be supported and, where possible, the Council will support proposals for specialist fairs and a diversification of the market with sympathetic enhancements that enhance the wider vitality and viability of the Town Centre. Any proposals will be required to conserve and where appropriate enhance the significance of the Grade I listed building the Old Town Hall.

*Whilst not critical to soundness, Historic England would prefer to see the requested modification to Policy 30 included in order highlight a policy specific heritage consideration and strengthen its position with regards to the historic environment.*

### *Policy 37: Protecting and Enhancing Open Spaces*

Suggest amending criteria point 2.i. to read the amenity, or character or any historic interest of the area.

*Historic England maintain their position on this matter.*

### *Policy 38: Providing for Cemeteries*

Suggest new criteria point 4 to read: Proposals affecting a heritage asset associated with a cemetery conserve and where appropriate its significance.



*Whilst not critical to soundness, Historic England would prefer to see the requested modification to Policy 30 included in order highlight a policy specific heritage consideration and strengthen its position with regards to the historic environment.*

## **4. CONCLUSION**

13.1 This Statement of Common Ground and the sets out the changes that the two parties have agreed to in order to overcome the majority of issues Historic England had initially identified.

14.1 Paragraph 3.4 sets out where it has not been possible to find a resolution to an issue raised, with both parties' positions outlined.

15.1 Whilst this additional work and engagement between the two parties has allowed us to find common ground on nearly all issues, notwithstanding those set out earlier, both parties will continue to work together on issues that arise during the examination process.

## 5. SIGNATORIES

Signed on behalf of South Tyneside Council

Stuart Wright, Director of Place Strategy

A handwritten signature in black ink, appearing to read 'S. Wright', written in a cursive style.

Signed on behalf of Historic England

James Langer, Historic Environment Planning Adviser (North East and Yorkshire)

## 6. APPENDIX A: HISTORIC ENGLAND COVERING LETTER



Andrew Inch  
Senior Manager – Planning  
South Tyneside Council  
Development Services, Economic Regeneration,  
Town Hall and Civic Offices,  
Westoe Road,  
South Shields,  
NE33 2RL

Our ref: PL00609862  
Your ref:  
Mobile 07557 834316  
Date 28 February 2024

Sent by email to [Local.Plan@southtyneside.gov.uk](mailto:Local.Plan@southtyneside.gov.uk)

Dear Mr Inch,

### RE: REGULATION 19 CONSULTATION ON SOUTH TYNESIDE LOCAL PLAN

Thank you for consulting Historic England about the Pre-Submission Draft of the South Tyneside Local Plan. We have the following comments to make on this latest iteration of the [document](#):-

#### General Comments

We are in support of much of the draft Local Plan. The vision and objectives provide a strong framework for the historic environment.

There are one or two areas where we consider amendments are required for the plan to be sound. Specifically issues relating to the evidence base for renewable energy; ensuring necessary criteria are integrated within the policies for site allocations where there is a potential impact on the historic environment; and revising the wording of several policies to ensure they provide suitable protection for heritage assets.

#### Detailed comments

Our detailed comments on the Policy framework of the Plan are set out in Appendix A and on the proposed Allocations in Appendix B.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

MR HENRY CUMBERS

**Henry Cumbers**  
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## 7. APPENDIX B: HISTORIC ENGLAND DETAILED REPRESENTATION

Page	Section	Sound/ Unsound	Comments	Suggested Change
26-27	Vision	Sound	We strongly support the references to the historic environment within the plan vision.	None
29	Objectives Strategic Objective 9	Sound	We strongly support the wording of this strategic objective concerning the historic environment.	None
31	Policy SP1: Presumption in favour of Sustainable Development	Sound	We support the wording of this policy.	None
31-32	Policy SP2: Strategy for Sustainable Development to meet identified needs	Sound	We support the wording of criteria 6 of this policy.	None
33-34	Policy SP3: Spatial Strategy for sustainable development	Sound	We support the wording of this policy.	None

	Policy SP4: Housing Allocations in the Main Urban Area		We comment on the allocations in Appendix B.	See Appendix B
	Policy SP7: Urban and Village Sustainable Growth Areas		We comment on the allocations in Appendix B.	See Appendix B
53	Policy SP10: South Shields Riverside Regeneration Area	Unsound	<p>10.2 – suggest small change to align better with legislation on conservation areas within the Town &amp; Country (Listed Buildings and Conservation Areas) Act 1990 s.72</p> <p>10.3 small change suggested to make clear that the Customs House comprises two designated heritage assets of which it will be important to protect the setting.</p>	<p>2.Harton Quay will deliver a mixed- use development which <del>builds on</del> <u>protects and enhances</u> the distinctive character or <u>appearance</u> <del>ities</del> of Mill Dam Conservation Area</p> <p>3.The area surrounding the Customs House will deliver cultural-related uses which complement the use and setting of the <u>Grade II Customs House listed buildings (The Former Mercantile Marine Offices, River Tyne, River Police Offices)</u></p>
54	Policy SP11: South Shields Town Centre College Regeneration Site	Unsound	<p>Whilst we support the intention of the policy to respect and respond to the listed buildings, there is little detail within the policy as to how this should be achieved.</p> <p>Paragraph 5.51 states that Central to the proposed campus is the Grade II Listed 16 Barrington Street, which will be integral to the design process. We feel that this should be lifted into the policy and reference given to protecting the significance of this listed building through its retention alongside the already</p>	<p>Criteria iii. Needs to be reworded to <del>Respect and respond</del> Retain and protect the Grade II listed building (16 Barrington Street) within the site and protect and where appropriate enhance the setting of Listed Buildings in the surrounding vicinity (101-103, 105 and 107, King Street, Trustee Savings Bank and St. Hilda's Church).</p>

			<p>mentioned integration within the design process.</p> <p>With regards the Trustee Savings Bank in our view increased clarity is required, by referring to the protecting the significance of the asset by careful consideration of its setting.</p>	
72	Policy 6: Renewables and Low Carbon Energy	Unsound	<p>We acknowledge criteria 1.ii of this policy. However, we are concerned that its current wording does not align with national policy and legislation which sets out that harm to heritage assets should be avoided before mitigation is considered.</p> <p>We are also concerned that part 3. of the policy is not consistent. In our view the first sentence should state these are <u>potentially</u> suitable areas rather than suitable areas. We note the absence of consideration of setting in the evidence base supporting this policy and are concerned by this. For example, areas close to St. Paul's Jarrow are deemed as potentially suitable, yet no consideration has been given to the setting of this Grade I listed church also a Scheduled Monument. This could result in harm to this heritage asset of the highest significance which could depending on design and siting We note discrepancy between paragraphs 7.30, map 15 and criteria 3 of policy 6 these should all reference areas potentially suitable for wind energy.</p>	<p>The evidence base for the allocation of area potentially suitable for wind energy needs to have regard to the setting of heritage assets. There are areas very close to assets of the highest significance including St Paul's Jarrow. The policy also needs throughout to refer to these as areas potentially suitable for wind energy, currently there is discrepancy.</p> <p>We suggest that part 3 of the policy either refers back to 1.i where there is reference to heritage assets or includes it as new criteria in part 3.</p> <p>New wind energy developments will be supported in areas identified as <u>potentially</u> suitable on Map 15, or where they involve the repowering of existing turbines provided that:</p> <p>New criteria 3. iv Where a proposal would have an impact on a heritage asset including its setting, that it accords with policies in this plan on the historic environment and is in accordance with national policy and legislation.</p> <p>Map 15 needs amending and paragraph 7.30.</p> <p>Part 6 suggest adding additional criteria:</p>

			<p>In addition, there is nothing in part 3 of the policy on heritage assets, 3.i. should as a minimum refer back to part 1.i.</p> <p>Part 4-6 We are unclear what consents already exist for those district heating schemes identified. Map 16 Holborn Renewable Energy Network identifies the route of this network which runs through the Registered Park and Garden of North and South Marine Parks And Bents Park (Grade II), in very close proximity to many other listed buildings and areas of potential archaeological importance. Whilst Map 18 identifies that the route for Viking Energy Network at Jarrow runs close to several listed buildings along Grange Road West .The detail of any proposal will be important in determining what impact there will be on the historic environment. However, at present we do not feel there is sufficient provision within the policy to ensure harm to heritage assets is avoided. We therefore suggest further criteria within part 6 of the policy that states that Developments within 400m of an existing district heat network or an emerging identified heat network shall be designed ready to connect to the district network, unless determined there will be adverse impacts to heritage asset that cannot be avoided or mitigated through detailed design.</p>	<p>iv. connection would have a harmful impact on the historic environment that cannot be satisfactorily avoided or mitigated through careful design.</p>
87	Policy Housing Density	14	Sound	<p>We support the wording of this policy in respect to character.</p> <p>No change</p>



88	Paragraph 8.23, bullet 2	Sound (minor modification suggested)	Alongside <u>character and identity</u> . This accords with the National Design Guide in particular regard to the historic environment.	<ul style="list-style-type: none"> <li>• The <u>character and identity</u> of the surrounding area and the wider landscape setting;</li> </ul>
105	Policy 25	Sound	Support criteria 1.iii re Jarrow Hall and St Paul's Monastic Site	No change
112	Policy 30: South Shields Market	Unsound	We are largely supportive of the principle of this policy. However, we consider the policy should refer to the requirement to conserve and enhance the Grade I listed Old Town Hall as this is central to the Market Place and any proposals here may affect both the fabric and setting of this heritage asset.	South Shields market will continue to be supported and, where possible, the Council will support proposals for specialist fairs and a diversification of the market with sympathetic enhancements that enhance the wider vitality and viability of the Town Centre. <u>Any proposals will be required to conserve and where appropriate enhance the significance of the Grade I listed building the Old Town Hall.</u>
125	Policy 36 Protecting Trees, Woodland and Hedgerows	Sound (minor modification suggested)	We suggest adding character here as this may further help integrate the historic environment particularly in the context of developments within conservation areas.	Criteria point 4.i. should be amended to read: Proposals for new development must include new trees and landscape features which:  Enhance the landscape quality <u>and character</u> of the development site and the local area
128	Policy 37: Protecting and	Sound (minor modification)	Criteria 2 bullet point i. we suggest adding historic interest here to help integrate the	Suggest amending criteria point 2.i. to read the amenity, <del>or</del> <u>character or any historic interest</u> of the area

	enhancing Open Spaces  Existing Open Space and Playing Fields	suggested )	historic environment as the value of heritage assets extends beyond character.	
132	Policy 38: Providing for Cemeteries	Unsound	Both Harton and Hebburn cemeteries have Grade II listed buildings and structures within their grounds. Therefore, any extension to these cemeteries will require consideration of the historic environment in accordance with national policy and any adopted local policy for the historic environment. Currently there is no reference to heritage assets within draft policy 38. In our view this needs amending as a proposal to alter or cemeteries could result in harm to a heritage asset.	Suggest new criteria point 4 to read:  Proposals affecting a heritage asset associated with a cemetery conserves and where appropriate its significance.
135	Policy SP24: Heritage Assets	Sound	We support the wording of this policy.	No change
135	Paragraph 12.11	Sound (minor modification suggested )	We suggest changing the term undesigned heritage assets to non-designated heritage assets to align with other parts of the local plan.	Change "Development proposals which affect the historic environment must sustain the borough's local distinctiveness and character by safeguarding, conserving, and enhancing designated and <u>non-</u> <del>undesigned</del> heritage assets and their settings.
136	Policy 42	Unsound	Suggest changing the title of this policy as there is only one World Heritage Site on South Tyneside, the Frontiers of the Roman Empire (Hadrian's Wall) WHS	1. Development affecting the <u>Frontiers of the Roman Empire</u> (Hadrian's Wall) World Heritage Site, as shown on the Policy Map, <del>will be encouraged to</del> <u>should</u> conserve, promote, and enhance its Outstanding Universal Value, including the

			Replace Hadrian's Wall World Heritage Site with The Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site	<p>authenticity, integrity, and significance of its attributes, and support its management and protection.</p> <p>3. Development likely to have an impact on the <u>Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site</u> or its setting will be permitted only where it can be demonstrated that the scheme will conserve those elements which contribute towards its <del>Outstanding</del> <u>Universal Value</u>.</p>
136	Para 12.16	Unsound	The supporting justification to this paragraph could provide more bespoke detail on the Arbeia Roman Fort. Currently it does not name the fort. In our view more needs to be said with regard to the Fort's importance standing above the entrance to the River Tyne, Arbeia South Shields' Roman Fort and guarding the main sea route to Hadrian's Wall. It was a key garrison and military supply base to other forts along the Wall and is an important part of the history of Roman Britain.	Suggest adding specific reference to the Outstanding Universal Value associated with the Roman fort of Arbeia, which guarded the main sea route to Hadrian's Wall.
137	Map 31	Unsound	Key World Heritage Site Setting should be replaced with World Heritage Site Buffer Zone as the setting cannot be defined in this clear spatial boundary.	Amend key <del>World Heritage Site Setting</del> replace with <u>World Heritage Site Buffer Zone</u> .
137	Policy 43	Unsound	<p>1. Development proposals involving designated heritage assets shall be accompanied by a Heritage Statement. <u>This Statement should include an adequate and proportionate description of the heritage significance of those heritage assets affected,</u></p>	<p>2. Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will <del>only</del> be permitted <del>if</del> <u>where</u> the proposal:</p> <p>3. Development should protect those features of a designated heritage asset's <del>immediate</del> setting</p>

			<u>including any contribution made by their setting.</u>	that contribute to its significance, including the space(s) around the heritage asset and the historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfacing.  5. Where a development will lead to the <del>substantial</del> harm or <del>total</del> loss of a designated heritage asset, applications will be assessed in accordance with National Policy.
139	Policy 44: Archaeology	Sound	We are supportive of the wording of this policy.	No change.
140	Policy 45: Development Affecting Non-Designated Heritage Assets	Unsound	To accord with the NPPF criteria point 3 of this policy needs amending.  Paragraph 209 of the 2023 NPPF states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”  In our view currently the wording of policy 45 point 3. does not accurately reflect the wording of the NPPF regarding a balanced judgement being taken.	1. Development should conserve and, where possible, enhance the character, appearance and setting of non-designated heritage assets. Proposals that manage development in such a way that sustains or enhances the <del>significance</del> of heritage assets and their settings will be supported.  3. In determining applications that would result in substantial harm to, or total loss of, a non-designated heritage asset or its setting, proposals must demonstrate that the public benefits of the development would outweigh any harm or loss of the heritage asset, based on heritage significance. A <u>a</u> balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
141	Policy 46: Heritage At Risk	Sound	We are strongly supportive of this policy and the work of South Tyneside Council in assessing buildings at risk at Grade II.	No change

143	Policy 47: Design Principles	Sound	We are supportive of this policy, in particular with regard to Part 1 and the context and identity section which references the importance of the historic environment.	No change
145	Paragraph 13.10	Sound	We welcome the intention of the Council to prepare a Design Code.	No change
164	Policy 58: Implementation and Monitoring	Sound	We support the wording of this policy	No change
180- 182	Appendix 3 - Implementation and Monitoring	Sound	We support the provisions for monitoring in respect of the historic environment. There is a wealth of indicators here. There are one or two where it may be challenging to get data for example Number of applications approved contrary to policy and Number of locally significant heritage assets (this may be difficult to ascertain and may be better rephrased as number of assets on the local list)	No change
198- 209	Appendix 5: Glossary	Unsound	There are a number of terms in the glossary which we consider need updating to reflect national; policy and legislation.	<b>Buffer Zone for WHS</b> (as described in Planning Practice Guidance) 'A buffer zone is defined as an area surrounding the World Heritage Site which has complementary legal restrictions placed on its use and development to give an added layer of protection to the World Heritage Site. The buffer zone forms part of the setting of the World Heritage Site.'  <b>Historic Parks and Gardens</b> - A park or garden of special historic interest. Graded I (sites of exceptional interest),

				<p>II* (Particularly important sites) or II (Sites of special interest, warranting every effort to preserve them). Designated by Historic England.</p> <p><b>Listed Building Consent</b> - Consent required for the demolition, in whole or in part of a Listed Building, or for any works of alteration or extension that would affect <u>the <del>its</del> character of the building as a building of special architectural or historic interest.</u></p> <p><b>Setting</b> - The place or way in which something is set, for example the position or surroundings of a Listed Building.</p> <p><b>World Heritage Site</b> – A cultural or natural site of outstanding universal value <del>designated by the International Council on Monuments and Sites (ICOMOS)</del> inscribed by the World Heritage Committee of UNESCO</p>
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Table 2: Local Plan comments

## SITE ALLOCATIONS

Site Ref	Location	Sound/ Unsound	Comments	Suggested Change
H.1	Land at Chatsworth Court	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.2	Land at Salem Street	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.3	Land at Queen Street	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.4	Winchester Street	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.5	Land to the rear of Fowler Street	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.6	Site of Former St Aidans Church	Unsound (but can be sound with additional principles in the site)	Reference should be provided within the site allocation that this site lies within the buffer zone of the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site and may be of high archaeological	Add criteria – the site lies within the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site and may be of high archaeological interest as such a Watching Brief will be required as part of any development proposal.

		allocation wording)	interest and field evaluation therefore may be required.	
H.7	Site of former South Tyneside College – South Shields Campus	Sound	We note the reference in the wording of this allocation to the retention of the mature trees. In our view additional wording should also be added in respect on ensuring any developments conserves and where possible enhances the setting of Westoe Village Conservation Area given its immediate proximity to the site.	Development should conserve and where possible enhances the setting of Westoe Village Conservation Area.
H.8	Land at Associated Creameries	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.9	Former Temple Park Infant School	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.10	Connolly House, Reynolds Avenue	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.11	Tyne Dock housing-led Regeneration Site	N/A	In terms of our area of interest we have no comments to make on this site.	No change



H.12	Land at Biddick Hall Drive	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.13	Land behind Ryedale Court	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.14	Land at Horton Avenue	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.15	Land at Cheviot Road	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.16	Land at Bonsall Court	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.17	Land at Lizard Lane	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.18	Land at Dean Road	Sound	We note the wording of the site allocation criteria for this site, providing protection for the significance of the nearby Grade II listed building.	No change
H.19	Land at Trent Drive	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.20	Perth Green Youth Centre,	N/A	In terms of our area of interest we have no comments to make on this site.	No change

	Perth Avenue			
H.21	1 Land at previously Martin Hall, Prince Consort Road	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.22	Land at Falmouth Drive	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.23	Land at Kirkstone Avenue	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.24	Hebburn New Town	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.25	Land south-west of Prince Consort Road	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP5	Former Brinkburn Comprehensive School	N/A	In terms of our area of interest we have no comments to make on this site.	No change

SP6	Land at former Chuter Ede Education Centre	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA1	Land at South Tyneside College, Hebburn Campus	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA2	Land at North Farm	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA3	Land to North of Town End Farm	More clarity required	We note the wording of the site allocation criteria for this site, providing protection for the significance of the nearby Grade II listed buildings.	No change
GA4	Land at West Hall Farm	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA5	Land at Whitburn Lodge	N/A	In terms of our area of interest we have no comments to make on this site.	No change

GA6	Land to North of Shearwater	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP8	Fellgate Sustainable Growth Area	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP9	Strategic Vision for South Shields Town Centre Regeneration	Unsound (but can be made sound with modifications)	The policy should include reference to the opportunities that exist to improve the historic environment within the area as referred to in paragraph 5.38. There are many heritage assets within the town centre and a strategic policy for this area should look to provide a positive strategy to sustain them so that they can be enjoyed now and in the future.	Suggest an additional point of criteria that opportunities will be sought to support the vitality of the historic environment within the town centre including the continued use and reuse of heritage assets where appropriate.
SP10	South Shields Riverside Regeneration Area	Unsound (but can be made sound with modifications)	10.2 – suggest small change to align better with legislation on conservation areas within the Town & Country (Listed Buildings and Conservation Areas) Act 1990 s.72  10.3 small change suggested to make clear that the Customs House comprises two designated heritage assets of which it will be important to protect the setting.	2.Harton Quay will deliver a mixed- use development which builds on protects and enhances the distinctive character or appearance of Mill Dam Conservation Area  3.The area surrounding the Customs House will deliver cultural-related uses which complement the use and setting of the Grade II Customs House listed buildings (The Former Mercantile Marine Offices, River Tyne, River Police Offices)
SP11	South Shields Town Centre College	Unsound (but can be made sound with)	Whilst we support the intention of the policy to respect and respond to the listed buildings, there is little detail within the policy as to how this should be achieved.	Criteria iii. Needs to be reworded to Respect and respond Retain and protect the Grade II listed building (16 Barrington Street) within the site and protect and where appropriate enhance the setting of Listed Buildings in the surrounding

	Regeneration Site	modifications	<p>Paragraph 5.51 states that Central to the proposed campus is the Grade II Listed 16 Barrington Street, which will be integral to the design process. We feel that this should be lifted into the policy and reference given to protecting the significance of this listed building through its retention alongside the already mentioned integration within the design process.</p> <p>With regards the Trustee Savings Bank in our view increased clarity is required, by referring to the protecting the significance of the asset by careful consideration of its setting.</p>	vicinity (101-103, 105 and 107, King Street, Trustee Savings Bank and St. Hilda's Church).
SP12	Fowler Street Improvement Area	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP13	Foreshore Improvement Area	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP14	Wardley Colliery	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.1	Bede Industrial Estate	N/A	In terms of the developable area and our interests we have no comments to make on this site.	No change

ED.2	Simonside Industrial Estate	N/A	In terms of the developable area and our interests we have no comments to make on this site.	No change
ED.3	Middlefields Industrial Estate	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.4	Western Approach Industrial Estate	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.5	Land bounded by Priory Road and Church Bank	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.6	Land bounded by Chaytor Street, Ellison Place, the Metro Line and Berkley Way	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.7	Industrial Estate off Wagonway Road	N/A	In terms of our area of interest we have no comments to make on this site.	No change

ED.8	Monkton Business Park	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.9	Wardley Colliery	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.10	Boldon Business Park		In terms of the developable area and our interests we have no comments to make on this site.	No change
ED.11	Cleadon Lane Industrial Estate	N/A	In terms of our area of interest we have no comments to make on this site.	No change
PR.1	Port of Tyne	Unsound	<p>Paragraph 196 of the NPPF sets out a requirement for Local Plans to conserve heritage assets in a manner appropriate to their significance. When considering the impact of a proposed development upon the significance of a designated heritage asset, Paragraph 205 of the NPPF makes it clear that great weight should be given to the asset's conservation and explains that significance can be harmed by development within its setting.</p> <p>Part of this site (E35) is located very close to and within the setting of multiple designate heritage assets:</p> <p>Monastery of St Pauls Ruins of Jarrow Monastery (Scheduled Monument)</p>	Principles need to be added to criteria regarding the allocation of the E35 part of the Port of Tyne allocation, including the use of a muted material palette, scale and height of development, retention of mature trees along northern boundary etc. in order to ensure redevelopment of this site is carried out in a way that is consistent with national policy and legislation for the historic environment.

			<p>Church of St Paul, Jarrow (Grade I Listed Building)</p> <p>Jarrow Bridge (Tyne And Wear County Council Bridge No 433) (Grade II Listed Building)</p> <p>St Paul's Monastery, Jarrow (Scheduled Monument)</p> <p>Village of Jarrow (Scheduled Monument)</p> <p>The site has previously been used for employment purposes most recently a timber merchants. The site is no longer in use but structures remain on site. These structures have a relatively low ridge height, make use of muted materials, and a line of trees exists to the northern boundary. All of these factors help to reduce any impact on setting on the above heritage assets.</p> <p>On the basis that the site has previously been used for employment, we do not object to its allocation within the local plan. However, it is vital that redevelopment avoids and minimises any harm to heritage assets as there is a risk that new structures could result in harm significantly over and above the present situation. Therefore careful consideration needs to be given to boundary screening, scale of development, and the material palette as well as lighting.</p>	
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Table 3: Site Allocation Comments