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MAP Archaeological Practice

Land off Church Bank
Jarrow
South Tyneside

MAP 05-68-25
Planning Reference- 250408

Rapid Archaeological Assessment



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Client	Johnson Mowat Planning Ltd
Work Type	Rapid Archaeological Assessment
Address	Land east of Church Bank, Jarrow, South Tyneside
County/LPA	South Tyneside Council
NGR	NZ 33911 65013
Site Code	05-68-25
Planning Reference	250408
Project Manager	Charlie Puntorno
Report Team	Charlie Puntorno (Report text)

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Non-technical Summary

This report has been undertaken by MAP Archaeological Practice Ltd., under instruction from Johnson Mowat Planning Ltd to evaluate the archaeological background, and to assess the potential impact of development at the site.

At the time of writing a full Desk Based Assessment has been commissioned. The fuller assessment will be supplemented by a full Historic Environment Record Search of 500m about the site and will also consider any Site Investigation work carried out to date.

Although the site is located within an area of recognised archaeological potential, the proposed development does not (based on current plans) involve any excavation and as such any archaeological finds, features or deposits which may be present would be preserved in situ.

1. Introduction

- 1.1 This Rapid Archaeological Assessment has been undertaken by MAP Archaeological Practice Ltd., under instruction from Avant Homes to evaluate the archaeological background, and to assess the impact of proposed development at the site.
- 1.2 The purpose of this Rapid Archaeological Assessment is to consider the archaeological potential of the scheme. It should be noted that this assessment does not warrant a full Desk Based Assessment which has been commissioned by the client and will be compiled by MAP.
- 1.3 The author is an accredited Member of the Chartered Institute of Archaeologists (MCIfA). The report assesses the proposed development and considers its effect on archaeological and built heritage resources (referred to as '*heritage assets*' as defined in the National Planning Policy Framework) within and surrounding the site.
- 1.4 For the purpose of this rapid assessment, data is drawn from readily available sources, including Heritage Gateway, the Archaeological Data Service, Historic England and cartographic sources.
- 1.5 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of His Majesty's Stationery Office, Crown Copyright, License No. AL50453A

2. Site Description

- 2.1 The site, which measures approximately 1.9ha and stands at 7m AOD, is located at to the east of Church Bank, Jarrow (centred at NZ 33911 65013, Fig. 1). Church Bank bounds the western boundary of the site, with Straker Street to the south, the River Don to the north and land associated with the Port of Tyne to the east.
- 2.2 The site currently consists of concrete hardstanding having been recently subject to the demolition of structures. Self-seeded vegetation is present within the site boundary, with a substation located close to the southern boundary.
- 2.3 Bedrock geology within the site boundary consists of the Pennine Middle Coal Measure (BGS. 2025).

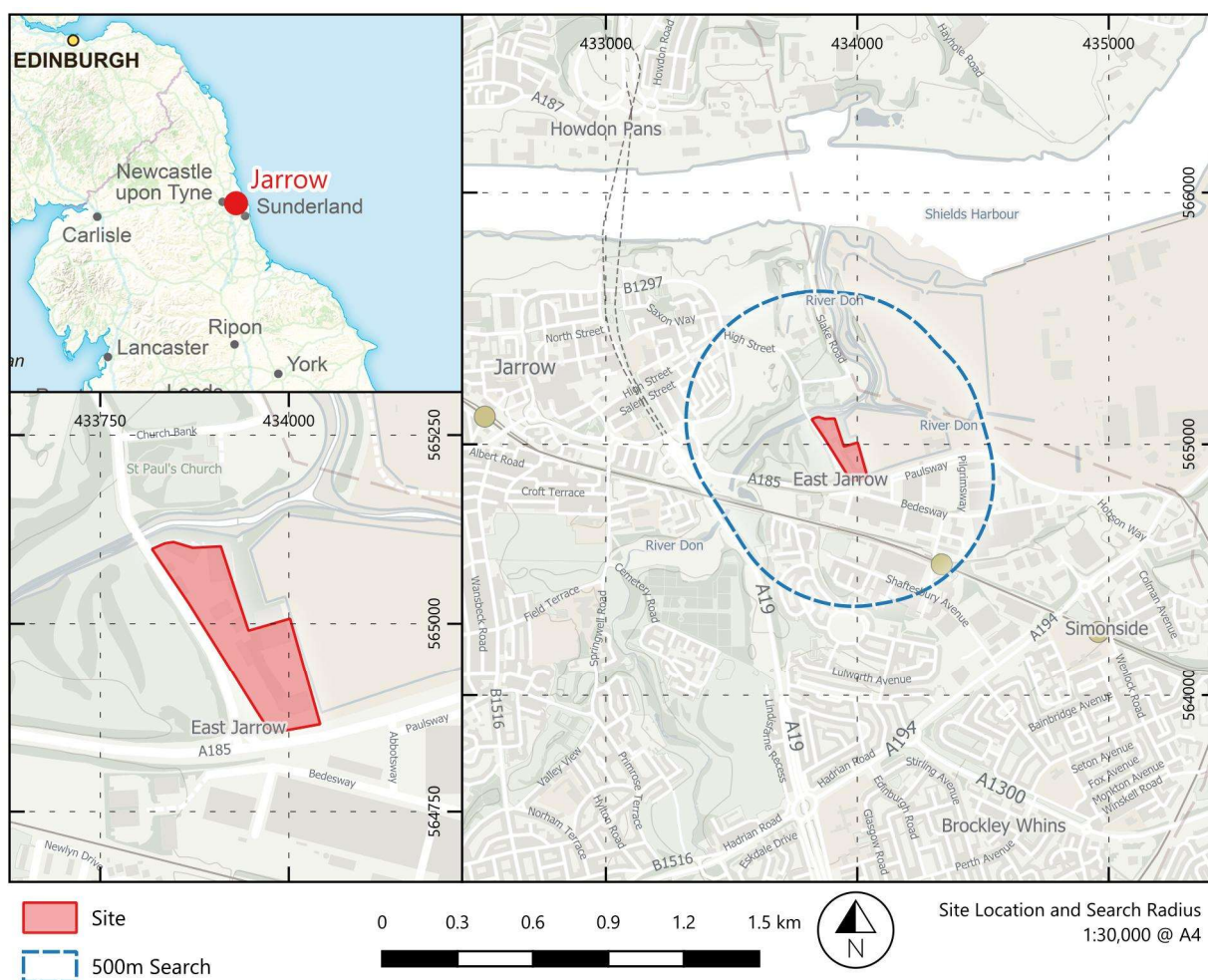


Fig 1: Site Location.

3. Development Proposals

- 3.1 An outline planning application has been made, to South Tyneside Council, for the installation of a battery energy storage system and associated infrastructure. All site specific considerations are based on documents available as of November 2025.
- 3.2 At the time of writing no detailed site plans are available for consultation, although it is believed that the development would not require any excavation.

4. Aims and Objectives

- 4.1 The Rapid Assessment has been prepared in accordance with best practice guidelines issued by the Chartered Institute for Archaeologists 'Standard and Guidance for Historic Environment Desk-based Assessment' (CIfA. 2020).

4.2 An assessment is required that will consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact upon them by the proposal, assess the Setting and Significance of the standing buildings and their contribution to the area's historic character, and will consider the impact of the development proposal on them.

4.3 The aim of the Assessment is to:

- Identify recorded features of historical and archaeological significance within the study area
- Establish the potential for hitherto unrecorded and unknown sites
- Assess the relative importance of the sites
- Assess the likely impact of the proposed development on the sites
- Make recommendations to mitigate any impact of the development on the sites

5. Policy Context

5.1 Archaeological, historical and architectural remains are protected by primary legislation, including the Ancient Monuments and Archaeological Areas Act 1979, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework (2024), which sets out the national policy for the consideration of heritage assets, within chapter 16.

5.2 A full summary of relevant national legislation is outlined in Appendix 1.

5.2.1 *Local Policy-Local Development Framework & South Tyneside Draft Local Plan*

5.2.2 The draft South Tyneside Local Plan was published in January 2024 and submitted to the Secretary of State for public examination. Once adopted the Plan will replace the existing Local Development Framework.

5.2.3 Policy DM6 (Heritage Assets and Archaeology) of the **Local Development Framework** states;

We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings, including:

A the following Scheduled Ancient Monuments/World Heritage Sites:

- i) *Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site);*

- ii) Marsden Lime Kilns; and
- iii) St. Paul's Monastery and the site of the former Village of Jarrow (as part of the candidate Wearmouth-Jarrow World Heritage Site).

B the following Conservation Areas, including their historic settlement cores, distinctive open spaces and boundary walls:

- i) Cleadon;
- ii) Cleadon Hills;
- iii) East Boldon;
- iv) Hebburn Hall;
- v) Mariners' Cottages;
- vi) Mill Dam;
- vii) Monkton Village;
- viii) St. Paul's, Jarrow;
- ix) West Boldon;
- x) Westoe Village; and
- xi) Whitburn;

C listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains. Scheduled Ancient Monuments and Conservation Areas are shown on the Proposals Map.

Archaeological deposits and remains, below ground and on the surface should be recorded, and where possible, preserved in situ. Proposals for built development on:

- i) *previously undeveloped sites; or*
- ii) *previously developed sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record;*

will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any adverse impacts will be avoided, minimised or mitigated, or in the absence of adequate information, will be refused.

Planning permission will be refused if the impact of development on heritage assets and archaeological remains is unacceptable. Where appropriate, we will use Article 4 directions, planning conditions and planning obligations to secure mitigation measures to ensure that development is acceptable in planning terms.

5.2.4 The following policies within the **South Tyneside Local Plan** are relevant to heritage and archaeological considerations:

5.3 ***SP24 Heritage Assets***

1. *Development proposals that protect and where possible enhance the rich and diverse historic environment of the borough will be supported*
2. *Development shall, where possible, make a positive contribution to strengthening links between culture and the historic environment through a better understanding of heritage significance.*
3. *Every effort will be made to put heritage assets to viable uses consistent with their heritage significance.*

5.4 ***SP43 Development Affecting Designated Heritage Assets (relevant points)***

1. *Development proposals involving designated heritage assets shall be accompanied by a Heritage Statement that includes an adequate description of the heritage significance of those heritage assets affected.*
2. *Proposals that help to ensure a sustainable future for heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported. The removal of harmful additions and reinstatement of features that have been lost will be actively encouraged.*
4. *Development should protect those features of a designated heritage asset's immediate 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.*
5. *Where a development will lead to the substantial harm or total loss of a designated heritage asset, applications will be assessed in accordance with National Policy.*
6. *Where it is appropriate to grant consent for demolition, there shall be a condition, or legal agreement, to ensure that demolition shall not take place until a contract for the carrying out of works for redevelopment has been signed and planning permission for those development works has been granted. There may be exceptional cases where this would not be appropriate, for example because the demolition would give rise to a positive effect on the character or appearance of the area.*

5.5 ***SP44 Archaeology***

1. *Development that would affect a known or potential archaeological site, whether designated as a Scheduled Monument or non-designated, will require the results of a desk-*

based assessment to be submitted as part of the planning application. An archaeological evaluation may also be required to identify the most appropriate course of action. Proposals on sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any adverse impacts can be avoided, minimised, or mitigated. In the absence of adequate information, applications will be refused.

2. Opportunities for information gain and investigations as part of proposed development will be maximised and added to the Historic Environment Record.

5.6 ***SP45 Development Affecting Non-designated Heritage Assets***

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 significant of heritage assets and their settings will be supported.

2. Development that could affect previously unrecognised heritage assets will be expected to provide sufficient information for any impacts to be assessed.

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 balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4. Where development has the potential to include heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, field evaluation, will be required to allow any impact to be assessed.

6. Methodology and Significance Criteria

6.1 The assessment comprised the evaluation of historical information derived from cartographic and pictorial documents, the Ordnance Survey, and the Historic Environment Records (online access only) and by consideration of previous Archaeological interventions.

6.2 Assessment of Heritage Assets

6.2.1 A Heritage Asset is described in the National Planning Policy Framework Annex 2 Glossary as:

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

Heritage Assets include buildings, structures, landscapes, parks, battlefields, towns, villages, factories and earthworks, on the UNESCO World Heritage List, National Heritage List for England and cropmarks, monuments and events on Historic Environment Records/Sites and Monument Record. Built Heritage is known from documentary evidence, cartographic sources, historical associations or events, places and structures of architectural interest. Buried Heritage is known from documentary evidence, cartographic sources, past archaeological investigations, aerial photographic cropmarks, areas of earthworks and geophysical or LIDAR anomalies interpreted as archaeological features.

6.3 *Heritage Assets: Types and Significance*

6.3.1 Heritage Assets are assessed in terms of significance and of designation. Designated Heritage Assets are listed as internationally, nationally and regionally important including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields and Conservation Areas. Some Buried or Built Heritage described as Non-designated Heritage Assets may be of National Significance but has not been designated due to its current use or have not been fully assessed in the past

Table 1: Sensitivity and Significance of Archaeological and Historical Monuments

Level of Sensitivity/Importance	Significance & Monument Type
Very High	Monuments of international significance including Built and buried World Heritage Sites (Including nominated sites)
High	Monuments of national and regional significance including Scheduled Monuments (buried or standing, or non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments) Listed Buildings Registered Parks & Gardens Registered Battlefields Conservation Areas

Level of Sensitivity/Importance	Significance & Monument Type
Moderate	Monuments of regional significance including those of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity, or historical associations.
Low	Sites of local significance which are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
Negligible	Sites with no archaeological or historical significance including areas of modern quarrying or disturbance
Undetermined	The significance of the archaeological and historical record has not been ascertained. It should be noted that further archaeological investigation has the potential to change the significance and therefore the sensitivity of such sites.

6.4 Criteria for Assessing Impacts

6.4.1 The Proposed Development Area may either adversely impact or beneficially enhance historic assets within the development area, in the vicinity. Heritage Assets are assessed in accordance with the procedures set out in Historic England Advice Notes. A critical resource for this report is: *'The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3'* (Historic England. 2017). Within this document a staged approach is proposed:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes.

Table 2: Magnitude of Impact Criteria

Magnitude	Factors in the assessment
Major	Very significant effect: major change from baseline conditions Adverse effect When the development proposals would destroy or significantly compromise the integrity of a regionally or nationally important archaeological site or historic building and mitigation could not remove or modify such effects. Beneficial effect

Magnitude	Factors in the assessment
	The proposals would result in effects that improve the historic landscape character and the quality of the archaeological record by detailed recording and increased interpretation and public dissemination.
Moderate	Significant effect: moderate change from baseline conditions Adverse effect Development proposals would partially damage or compromise but not destroy the integrity of a regionally or nationally important archaeological site or historic building. Adequate mitigation measures can be specified. Effect on the setting of sites, buildings and historic landscapes which would diminish the character, appearance and understanding. Beneficial effect The proposals would result in effects that fit very well with the historic landscape character enabling the restoration of valued characteristic features.
Slight	Slight effect: small discernible change from baseline conditions Adverse effect Integrity of regionally and nationally important sites not substantially compromised. Locally significant sites and historic buildings could be destroyed or substantially compromised. However, substantial mitigation measures can be specified. Beneficial effect The proposals would result in effects that improve the archaeological understanding of the quality and character of the site.
Negligible	Very slight or no effect: no discernible change from baseline conditions The proposals would have no effect on archaeological sites, historic buildings, or historic landscapes.

7. Results

7.1 *Wider Archaeological Background*

Please note that the full Desk Based Assessment will be supplemented by a Historic Environment Record search of 500m about the site boundary.

- 7.1.1 The site is located on the adjacent riverbank to St Paul's monastery, which is designated as a Grade a Scheduled Monument (NHLE 1002978). The monastery has its origins in the 7th century, developed by Benidict Biscop after the land was granted by King Ecgrith of Northumbria, with the early remains now existing as the chancel of St Paul's church, which itself is a Grade I Building (NHLE 1025198). The monastery was the home of the Venerable Bede who died at the site in the 8th century, prior to it being raided by Vikings in 794AD. The monastery fell out of use in the late 9th century after it was destroyed by fire, and Bede's remains were later moved to Durham.

7.1.2 Immediately east of St Pauls is the Scheduled Monument of Jarrow Medieval Village (NHLE 1005897). The site is recorded by 11th century sources as being quite small with only 8 names tenants across 9 tofts and a cottage. By the late 18th century the size of the village had reduced to only 3 cottages. Further evidence of medieval settlement was identified during excavation to the north of Jarrow Hall (Bidwell & Speak. 1989). The excavation identified a series of linear features which were associated with a metalled road (Ibid) with large amounts of pottery dating to the 12th-15th century recovered. The settlement was interpreted as being associated with the aforementioned monastic site.

7.2 *Site Specific land use and Intervention*

7.2.1 The site has been subject to a number of varying uses historically, ranging from saltmarsh, housing, tramways, allotments and timber yards. A full map regression will be contained within the fuller report which will also assess the potential for below ground impact to archaeological deposits.

7.2.2 **The fuller Desk Based Assessment will include an appraisal of any geotechnical investigations undertaken on the site.**

7.3 *Potential for Unrecorded Sites*

7.3.1 Based on the prevalence of recorded Roman, early medieval and medieval activity within the vicinity of the site, the potential for archaeological features and deposits to be present within the site boundary is considered moderate and of local to regional significance.

7.3.2 It is also noted that below ground disturbance will have taken place historically, particularly during the construction of the tram lines. This development has the potential to have impacted any below-ground archaeological features or deposits which may be present within the site boundary.

8. **Impact of Development**

8.1 At the time of writing, detailed plans regarding the level of impact are not available, however it is believed that the establishment of the battery energy storage system will not require any excavation. As such any archaeological deposits or features which may be present will not be impacted by the development.

8.2 A fuller assessment of the setting and significance of nearby Designated Heritage Assets within the vicinity of the site will be contained within the Desk Based Assessment.

9. Bibliography

British Geological Survey. 2025. Geology Viewer. Available at <https://geologyviewer.bgs.ac.uk/> [accessed 10.11.25]

Chartered Institute for Archaeologists. 2020. Standard and Guidance for Archaeological Desk Based Assessments

P.T. Bidwell & S. Speak. 1989. Church Bank, Jarrow

Appendix 1: National Legislation

Ancient Monuments and Archaeological Areas Act 1979

Section 46 in the Department of Culture Media and Sport 2010: Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979) states

'In terms of impact of development on the setting of a scheduled monument, securing the preservation of the monument 'within an appropriate setting' as required by national policy is solely a matter for the planning system. Whether any particular development within the setting of a scheduled monument will have an adverse impact on its significance is a matter of professional judgement. It will depend upon such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument'.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1) in the Planning (Listed Buildings and Conservation Areas) Act 1990 states

'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

National Planning Policy Framework: 16. Conserving and Enhancing the Historic Environment

NPPF-16 sets out the Government's objectives for the historic environment and rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The NPPF also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

- 207 *In determining applications, 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 and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.*
- 212 *When considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 213 *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
- 214 *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use,*

Historic England: Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment and Historic England: Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets.

The Contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or a place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from and through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.