

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Lovell

Whitburn Lodge
Sunderland
Tyne and Wear

heritage statement

report 6013
September 2023

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1. Summary

- 1.1 This report presents the results of a heritage statement conducted in advance of a proposed development at Whitburn Lodge, Sunderland, Tyne and Wear.
- 1.2 The works were commissioned by Lovell and conducted by Archaeological Services Durham University.
- 1.3 There is no direct evidence for prehistoric or Roman activity within the site, though there is evidence that the surrounding area was exploited from the Mesolithic period to the Bronze Age. The site would have been in use as agricultural or pastoral land during the medieval and post-medieval periods. Development of the site as a colliery is likely to have removed any archaeological resource that may have been present from earlier periods.
- 1.4 Archaeological remains relating to Whitburn Colliery are probably present in the northern and eastern parts of the site, comprising brick and concrete foundations. These remains date to the end of the 19th century and the 20th century, and as such have very limited potential to contribute to regional research objectives, and are considered to be of negligible significance. No further works in relation to them are recommended.
- 1.5 The development will remove the derelict remains of Hope House, a farmhouse dating to the later 18th or earlier 19th century; associated farm buildings have historically been removed, and the building was later used within the colliery and latterly as a pub. The deteriorated state of the asset limits its significance. A programme of archaeological recording is recommended prior to its demolition.
- 1.6 The development will remove the gate posts and associated commemorative plaques of the former entrance to Whitworth Colliery; these are on the Local List. This impact could be mitigated by re-siting the gate posts and plaques, and their historical value enhanced by additional interpretation. This would enable the gate posts to remain as a visible reminder of the past use of the site.
- 1.7 There are no designated heritage assets on the site. The potential impact of the development on heritage assets within 1km of the site has been assessed. No impact on the setting or significance of the assets has been identified.

2. Project background

Location (Figures 1 & 2)

- 2.1 The site is located at Whitburn Lodge, Sunderland, Tyne and Wear (NGR centre: NZ 40727 63525). It is roughly rectangular in plan with a projecting spur to the east, and covers an area of approximately 1ha.

Development proposal (Figure 3)

- 2.2 A residential development is proposed.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The works also aimed to identify and consider the significance of the heritage assets within or in the vicinity of the site, and the potential effect of the development upon them.

Methods statement

- 2.4 The works included the study of pertinent cartographic and other historical sources, and records of previous archaeological interventions and sites listed in the Historic Environment Record (HER) within c.1km of the proposed development area. Relevant HER references are given in brackets throughout the text of this report, and are listed in Appendix 1. A walk-over survey was also conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. A *pro forma* recording sheet was completed. The potential extent and significance of heritage assets, including a potential archaeological resource, within or in the vicinity of the proposed development area was subsequently determined, together with the potential impact of the development on those assets.

Dates

- 2.5 The field visit took place on 30th August 2023. This report was prepared for September 2023.

Personnel

- 2.6 Research was conducted and this report prepared by Rebekah Walsh, with graphics by Janine Watson. The site visit and photography were undertaken by Rebekah Walsh and Meghan McCarthy.

OASIS

- 2.7 Archaeological Services Durham University is registered with the **Online AccesS** to the Index of archaeological investigationS project (**OASIS**). The OASIS ID number for this project is **archaeol3-518749**.

Acknowledgements

- 2.8 Archaeological Services Durham University is grateful for the assistance of personnel of Palace Green Library, Durham University in facilitating this scheme of works.

3. Site description

Geology and soils

3.1 The underlying bedrock geology of the area comprises Permian dolostone of the Roker Formation. In the eastern half of the site this is overlain by clay of the Pelaw Clay Member, with Devensian glaciofluvial deposits of sand and gravel in the western half (The British Geological Survey 2023).

3.2 Geotechnical investigation was undertaken on the site in 2022 by Ergo Environmental Ltd (Becker 2022). This encountered made ground between 0.3m and 0.8m below ground level in the southern and eastern areas of the site. In the central and northern parts of the site the made ground was recorded between 0.45m and 3.3m below the ground surface. Some of these deposits were found to contain asbestos, insoluble heavy metals and hydrocarbon compounds. Brick and concrete obstructions, relating to demolished colliery buildings, were also recorded across the site.

Landscape characterisation

3.3 The proposed development area is within Natural England's Durham Magnesian Limestone Plateau (15) National Character Area. It is defined as an open agricultural landscape with a coastline of limestone cliffs to the east and a steep limestone escarpment to the west. Open land is a mixture of arable and grazing, with grassland and ancient woodland in the narrow valleys leading to the coast. Urban centres include Sunderland, Peterlee and Newton Aycliffe, with a scattering of ex-mining towns and small villages (Natural England 2013).

3.4 Historic Landscape Characterisation classifies the site as '20th-century rough grassland'. This relates to the landscaping of the adjacent coastal country park in the latter part of the 20th century.

LiDAR data, satellite images, and aerial photographs (Figure 4)

3.5 The LiDAR data shows the northern and eastern areas of the site as uniformly level. In the southern part of the site undulating levels reflect the existing buildings and gardens. Major changes in elevation to the north and east of the site reflect the landscaped country park in this area.

3.6 Satellite imagery shown on Google Earth, dating from 2001, shows the pub named Whitburn Lodge in the southern part of the site. This has gardens to the south, with vegetable plots, outbuildings and outdoor seating areas to the east. To the north was a car park, with a small building near the western edge of the site. The eastern part of the site is part of a field of pasture, bounded to the north and east by trees. There are few changes over the next 15 years, but by the 2017 images, the pub appears to have closed, and the gardens, vegetable plots and outdoor areas have become untended and overgrown. By 2022, the buildings look quite dilapidated, and backfilled geotechnical pits are visible in the car park. The images from 2023 show that the southern building has partially burnt down, destroying the roof.

3.7 Historic England hold four photographs in their collection which show the site, two dating to 1941 and two to 1947. They show the site as part of Whitburn Colliery, with the current building clearly identifiable in an area of accommodation and offices. The eastern part of the site contains probable storage buildings. Gardens lie to the south of the surviving building on site, suggesting that it was used as accommodation, perhaps by the colliery manager.

Site as existing (Figure 2)

- 3.8 Photograph locations are given on Figure 2. The proposed development area was fairly level in the northern half (an elevation of approximately 33m OD) before sloping gently southwards and eastwards from the centre, decreasing to an elevation of around 30m OD. The North Sea lies c.480m to the east. To the south are pasture fields, with the village of Whitburn beyond. To the north and east is Whitburn Coastal Park and to the west is the A183 (Mill Lane) with a large field of pasture and a small housing estate beyond.
- 3.9 The northern part of the site is a tarmacked car park (Photo 1), accessed from Mill Lane through the two stone gate posts marking the former entrance to Whitburn Colliery (Photo 2). Backfilled geotechnical pits are evident across the car park. Two patches of overgrown grass lie to the north and south of the access road, with an abandoned electricity substation also present, surrounded by wooden fencing (Photo 3). The site is bounded by stone walls along Mill Lane, with a wooden fence along the northern and most of the eastern side. Where the boundary is shared with the pasture field to the east, there is a post and wire fence, with a locked metal gate for access.
- 3.10 The eastern part of the site is part of a larger pasture field which continues to the south (Photo 4). This is divided into smaller paddocks for horses by post and wire fencing, one of which crosses the site on a north/south alignment.
- 3.11 The southern part of the site is largely inaccessible. The derelict pub is fenced off with Heras fencing (Photo 5), and the oldest part of the building is partially burnt down and roofless. The windows and doors are boarded up, though the metal panels have been cut through or removed completely in some cases (Photo 6). The remains of internal brick walls and charred timber roof trusses can be seen through some of the windows (Photo 7). The white render on the exterior walls has come away in places to reveal the stone wall beneath (Photo 8).
- 3.12 The area to the east of the buildings is divided from the car park by a brick wall. A tarmacked area lies in the centre with an overgrown garden of grass and trees to the east. A large stone wall separates this from the area to the south (Photo 9). Here, the entire area is taken over by an impenetrable mass of shrubs and plants (Photo 10). Stone walls form the southern and western boundaries of this area. An entrance is present in the western wall leading to Mill Lane (Photo 6).

4. Historical and archaeological development**Previous archaeological works**

- 4.1 No previous archaeological works have been identified within the proposed development area (PDA). The Cleadon Village Atlas (HER 2015/76; NAA 2014), which focussed on the village of Cleadon c.2.2km to the south-east, also covers the vicinity of the PDA, particularly its association with Whitburn Colliery. The document describes the history and development of the mine in detail.

The prehistoric period (up to AD 70)

- 4.2 There is no direct evidence of prehistoric activity within the PDA. However, there is evidence that the surrounding area was exploited during this period. Scatters of Mesolithic and Neolithic flints (HERs 842, 845, 846, 854, 855 & 856) have been

recorded from various locations around Lizard Point to the north of the site, found between 1904 and 1964. However, little further detail is known about these artefacts.

- 4.3 A Mesolithic site (HER 1998) is located at Potter's Hole, c.450m north-east of the PDA, on the coast. This comprised a band of peaty material, a pit, and burnt daub, thought to be from a timber structure. Several flints have also been recovered from the site. Evidence for Mesolithic structures is exceptionally rare and hence considered of high significance.
- 4.4 A Neolithic to Bronze Age flint tanged and barbed arrowhead (HER 852) was found in gardens 535m north of the PDA, and a Bronze Age cist burial (HER 847) was recorded almost 800m south of the site, during the widening of Mill Lane in 1929. The cist contained the remains of an individual aged c.35 years old (HER 848) and grave goods included a barbed and tanged arrowhead (HER 849), other worked flints (HER 850) and limpet shells.
- 4.5 In the late 19th century, human remains (HER 867) and a wide variety of animal bones (HER 868) were found in some old sea caves during quarrying works. Little detail was recorded at the time, though the original reporter stated that the remains could not be particularly old as there were no tools, hyena or cave-bear bones. The remains were nevertheless recorded in Miket's gazetteer of prehistoric sites in the region (1984).
- 4.6 Despite the widespread findspots in the area, there is little evidence of prehistoric settlement in the vicinity of the site or indeed the wider area.

The Roman period (AD 70 to 5th century)

- 4.7 There is little evidence of Roman activity in the vicinity. The Roman fort of *Arbeia* lies approximately 6km to the north-west, in South Shields; this acted as a supply base for the forts along Hadrian's Wall. Within the core of Whitburn village (c.1.7km to the south) Roman coins (HER 871) have been found at various locations, with a Roman harness fitting (HER 6801) found near Whitburn Hall. If there were any later prehistoric settlements or farmsteads in the area it is probable occupation continued into the Roman period, but none have been identified in the vicinity.

The medieval period (5th century to 1540)

- 4.8 The site lies between the medieval villages of Whitburn (HER 108) to the south and Cleadon (HER 963) to the west, both first mentioned in the Boldon Book of 1183. The 11th-century village of Westoe (HER 951) and the 13th-century settlement of South Shields (HER 945) lay to the north-west. Earthworks of ridge and furrow cultivation (HERs 887 & 12585) survive to the north-east of Whitburn village, between 465m and 915m south of the site. It is probable that the PDA was similarly cultivated or in use as pasture or moorland during this period.

The post-medieval period (1541 to 1899)

- 4.9 Speed's 1611 map of County Durham shows the rough area of the site at '*Whitborn Lezarde*', to the north of the village of Whitburn ('*Whithone*'). This area is undeveloped and no other detail is shown.
- 4.10 On Armstrong's 1768 map (Figure 5), the area around the PDA is labelled as 'The Lizard', an area depicted as quite undulating; Suter Point is noted to the east. A road

leads from Whitburn village northwards to South Shields, passing by the site. Marston Hall is located to the north-west.

- 4.11 Greenwood's 1820 map of Durham (Figure 6) shows two buildings within the PDA; they are labelled Hope House. This was probably a farm, with the surrounding land used for arable crops and/or pasture. A road (separate to the Whitburn/South Shields route) leads from Whitburn village, past a windmill and a farm and stops just past Hope House.
- 4.12 The PDA is shown in detail on the 1839 tithe map of Whitburn (Figure 7). An east/west aligned building (the farmhouse) is shown in the southern part of the site; this corresponds to the current building on the site, and is probably the same building shown on Greenwood's map. To the north are three more small farm buildings arranged to form a central courtyard, with a gin-gang attached to the north side. The landowner is registered as Thomas Barnes Esq. and the occupant is William Dunn. The buildings are listed as 'Farm Homestead Hope' on the tithe apportionment. Dunn farmed all the fields to the east of the site (listed as 179-181a, 183 and 185-190 on the map). These were mostly under arable crop, with the field immediately to the north-east (183) left as grassland. One area is marked as a quarry (HER 2424), while two are narrow strips along the top of the coastal cliffs. The PDA covers the farmstead (184) and parts of fields 183 and 185.
- 4.13 The 1st edition Ordnance Survey (OS) map of 1855 (Figure 8) show the same arrangement of buildings, with extensions to the farm buildings to the north and east. The road to the farm continued northwards to an old quarry (HER 2424); this corresponds to the quarry area on the tithe map. The main Whitburn to South Shields road is located to the west, labelled as Lizard Lane. The general area is labelled as Whitburn Lizards.
- 4.14 The latter half of the 19th century saw extensive development in the area. Another quarry (HER 2491) was established to the north of the PDA, replacing the earlier one shown on previous mapping. However, the main development was the sinking of Whitburn Colliery (HER 2493) in 1874, with the mine opening in 1879. The mine extended up to 1 mile below the seabed. The colliery was served by the South Shields, Marsden and Whitburn Colliery Railway (HER 2466), which ran approximately 30m east of the PDA. This was constructed in 1873 and carried passengers from 1888. The railway (HER 2494) also extended to the quarries (HER 2492) to the north and the North Eastern Paper Mills (HER 2496), c.270m to the south-east of the PDA.
- 4.15 These features can all be seen on the 2nd edition OS map of 1896 (Figure 9). This also shows that the road past the site had been extended northwards to Marsden village (HER 6805), constructed to house the colliery workers. This lay immediately north of Souter Point Lighthouse (HER 2489), the most advanced lighthouse in the world when it opened in 1871, as it was powered entirely by electricity.
- 4.16 The 1896 map (Figure 9) shows that the farm house and farm buildings had been incorporated into a wider range of buildings associated with the colliery to the east and north. These buildings and the original Hope House structure were probably in use as offices and accommodation for the senior colliery personnel, with the more industrial buildings located to the north. An old photograph of the colliery, taken in 1901 and viewed at <http://www.dmm.org.uk/gallery/w010-008.htm> shows these

office buildings in the right-hand side of the image. The western elevation of Hope House is visible, showing windows on the ground, first and attic floors. A clearer view of Hope House can be seen on an undated photo owned by the Marsden Banner Group, which shows a pleasant building with gardens and trees to the front yet surrounded by the colliery buildings to the rear. The main outlook from the building would have been over the gardens and fields to the south, rather than towards the colliery; it was probably used by the higher echelons of the colliery hierarchy (<https://marsdenbannergroup.chessck.co.uk/>). The South Tyneside Local List specifies that Hope House was used as the colliery manager's office; however, the source of this information is unclear (<https://www.southtyneside.gov.uk/article/18506/Local-List-A-to-Z#h>). The presence of the well-laid out gardens to the south may be more indicative of accommodation than offices.

The modern period (1900 to present)

- 4.17 By the early 20th century, the arrangement of buildings in the northern and eastern parts of the site had been partially reconfigured, as recorded on the 1915 OS map, with some elements of the farm buildings demolished. Hope House had been extended to the rear, with the buildings extending along the roadside forming an L-shaped building. To the south of Hope House additional formal gardens has been laid out, with a greenhouse to the east. Extra railway lines had been laid to serve the colliery, with new colliery housing and two churches (HERs 6821 & 6822) constructed to the west of the road, now labelled as Mill Lane. Further housing lay to the south.
- 4.18 During the First World War, the coast between Whitburn and South Shields was defended. A command post (HER 1835) was constructed 480m west of the site, to control a gun battery, known as Kitchener Battery (HER 4616), around 560m to the north of the PDA. All remains of the battery have now been quarried away. A rifle range, with associated barracks and practice trenches (HER 2587), was constructed around 620m to the south of the PDA, immediately north of Whitburn village. This remained in use by the Territorial Army until the Second World War, when it returned to standard military use.
- 4.19 Little change to the buildings within the PDA is evident on the 1942 OS map, though the wider area had undergone more development. Two more terraces of housing had been added to the west of Mill Lane, along with a large bath house and canteen. A large housing estate had also been built to the south, at both sides of the road. This is labelled on the map as Whitburn Colliery, suggesting this was also colliery workers' housing, but in a new mid-20th-century style. The expansion of the workers' living quarters indicates that business was booming for the colliery, and in 1931, the pit had set a world record for producing 18000 tonnes of coal per week, with a workforce of 1600 people (HER 2493).
- 4.20 What the 1942 OS map does not show are the extensive World War Two military features that populated the area at this time. The most significant of these was a heavy anti-aircraft battery (HER 1795) 550m to the west of the site. This consisted of gun platforms, radar station (HER 5523), a command hut, munitions building and mess hut, and is a rare example of a battery kept in use after the war. In fact, the battery was expanded during the Cold War, when a further command post, gun emplacements, magazines, gun stores, power house and radar station were constructed.

- 4.21 Numerous other defences were present in the vicinity of the PDA, including two pillboxes (HERs 13605 & 13606) to the east of the site, another to the west (HER 1794), aircraft obstructions (HER 11695) c.800m to the north-west and a bombing decoy (HER 5515) around 880m to the south-west.
- 4.22 The coal industry was nationalised in 1947, and some 20 years later Whitburn Colliery was threatened with closure as part of a large-scale rationalisation plan. In January of 1968, the National Coal Board gave the miners a weekly tonnage of coal that had to be produced in order to keep the mine open. By May of that year, the total had been exceeded but despite this, the mine was closed two weeks later (HER 2493; <https://marsdenbannergroup.chessck.co.uk/WhitburnMarsdenColliery>). The majority of the colliery buildings, much of the railway and the entire village of Marsden, north of the lighthouse, were subsequently demolished. The terraced housing to the west of Mill Lane was retained, along with the old school buildings (HER 6807) to the south of the lighthouse. The colliery area was subsequently landscaped as a coastal country park; parts of the colliery are still visible within this as earthworks.
- 4.23 These changes to the 20th-century landscape can be seen on the 1984 OS map. This shows everything to the east of Mill Lane (now labelled as Coast Road) as open land, with the only features being Souter Lighthouse, its associated structures and two buildings to the south (the former Marsden school). Whitburn Colliery housing estate was extended in the second half of the 20th century, and with development also occurring within Whitburn village, the two areas had amalgamated by this time. Within the PDA itself, Hope House and the attached building to the north survived the demolition of the colliery, together with its gardens to the south. An electricity sub-station was erected in the northern part of the site.
- 4.24 The South Tyneside planning portal records that planning permission was given in 1981 for the conversion of dwellings into a public house and restaurant, with associated car park (planning ref: ST/0047/81/DM). However, this was not implemented, as a second planning application was submitted for the conversion of derelict buildings to a public house with residential accommodation above, and the creation of a car park (ST/0190/86/DM). This application was granted permission in 1986.
- 4.25 The application led to the redevelopment of Hope House into a pub named Whitburn Lodge. A car park for the pub was constructed in the northern part of the site, while the area to the east was part of a pasture field. The gardens to the south still followed the pattern laid out on the 1915 map. The pub closed in 2012 and the site was abandoned. The gardens became overgrown and the buildings more dilapidated over the next decade, before burning down on New Year's Day 2023 (<https://www.shieldsgazette.com/news/people/calls-to-demolish-derelict-whitburn-lodge-after-former-pub-gutted-by-new-years-day-fire-3977470>).

5. The potential archaeological resource

- 5.1 There is no direct evidence for prehistoric or Roman activity within the site, though there is evidence that the surrounding area was exploited from the Mesolithic period to the Bronze Age.

- 5.2 The site would have been in use as agricultural or pastoral land during the medieval and post-medieval periods.
- 5.3 Development of the site as a colliery is likely to have removed any archaeological resource that may have been present from earlier periods.
- 5.4 The farmstead of Hope House is first seen on a map of 1820, and is likely to be later 18th or early 19th century in origin. The farmhouse survives in a derelict state, with a later 19th century extension on the north side, which in turn has modern extensions to its rear. Hope House was incorporated into a complex of office and accommodation buildings associated with Whitburn Colliery in the late 19th century; the colliery spread across the development site, although the garden area to the south of the cottage remained undeveloped. The other buildings were demolished following the closure of the mine in 1968. Hope House was developed into a pub with an associated car park, and is currently derelict.
- 5.5 Geotechnical works on the site encountered brick and concrete slab obstructions, which are indicative of foundations of later 19th century and 20th century structures associated with the colliery surviving on the site.

6. Heritage planning policies and guidance

National policy and guidance

- 6.1 The National Planning Policy Framework (NPPF) was issued in 2012 and last updated in July 2021. It outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. It is supported by planning practice guidance that was last updated with respect to the historic environment in July 2019. This report has been conducted with regard to chapter 16 of the framework, *Conserving and enhancing the historic environment*. Of particular relevance are the following parts of the framework:

194. 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 relevant 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.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

203. 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.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Planning Practice Guidance (PPG)

- 6.2 Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.
- 6.3 Significance in terms of heritage-related planning policy is defined as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. In the planning context heritage interest may be archaeological, architectural and artistic, or historic.

archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place, and can symbolise wider values such as faith and cultural identity.

- 6.4 Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- 6.5 Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (NPPF

paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

- 6.6 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 6.7 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.
- 6.8 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 6.9 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 6.10 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.
- 6.11 The National Planning Policy Framework confirms that when considering the impact of a 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). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional.
- 6.12 The deteriorated state of a heritage asset can be a material consideration in deciding an application. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area. Loss of a building within a conservation area may alternatively amount to less than substantial harm.

Local policy and guidance

- 6.13 The South Tyneside Draft Local Plan 2021-2039 (STC 2022) is currently under review prior to approval. It covers the planning policies that will manage and influence future development in South Tyneside. The following policies are relevant to this heritage statement:

Policy SP24: Heritage Assets

1. Development proposals that protect, preserve and, where possible, enhance the Borough's varied historic, and architectural character and heritage, visual appearance and contextual importance of the Borough's heritage assets and their settings will be supported.
2. Development shall make a positive contribution to strengthening link between culture and the historic environment.
3. Every effort will be made to put heritage assets to viable uses consistent with their heritage significance.

Policy 43: Development Affecting Designated Heritage Assets

1. Development involving heritage assets, whether designated or non-designated, shall include an adequate description of the heritage significance of those heritage assets affected. The level of detail required shall be appropriate to the asset's importance and sufficient to understand the potential impact of the proposal on its heritage significance and/or setting.
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.
3. Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will only be permitted if the proposal:
 - i. Preserves or enhances its significance as a heritage asset
 - ii. Protects existing historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfaces
 - iii. Retains historic plot boundaries and layouts
 - iv. Ensures the sensitive and viable use of the building.
4. Any development affecting the setting of a designated heritage asset will only be permitted if the development:
 - i. Preserves or enhances, or better reveals, its significance as a designated heritage asset
 - ii. Protects its immediate setting including the space(s) around the building and the historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfacing
 - iii. Retains historic plot boundaries and layouts.
5. Where a development will lead to substantial harm or total loss of a designated heritage asset, permission will only be granted where it can be demonstrated that all of the following apply:
 - i. The nature of the designated heritage asset prevents all reasonable uses of the site
 - ii. No viable use of the designated heritage asset can be found in the medium term that will enable its conversion
 - iii. Conservation by grant funding, or some form of charitable or public funding, is demonstrably not possible

iv. The harm or loss is outweighed by the public benefit of bringing the site back into use.

6. Where a development will lead to less than substantial harm to the significance of a designated heritage asset, it will only be permitted where that harm is outweighed by the public benefits of the development, including securing its optimum viable use.

7. 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.

Policy 44: Archaeology

1. Development that would affect a known or potential archaeological site, whether designated 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.

Policy 45: Development Affecting Non-Designated Heritage Assets

1. Development must 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 impact 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.

- 6.14 Prior to the final approval of the South Tyneside Local Plan, the current policies of the South Tyneside Local Development Framework (STC 2011), adopted in 2007, remain in place. The following policy is relevant:

Policy DM6: Heritage Assets and Archaeology

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:
 - a. Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site);
 - b. Marsden Lime Kilns;
 - c. 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:
 - a. Cleadon;
 - b. Cleadon Hills;
 - c. East Boldon;
 - d. Hebburn Hall;
 - e. Mariners' Cottages;
 - f. Mill Dam;
 - g. Monkton Village;
 - h. St. Paul's, Jarrow;
 - i. West Boldon;
 - j. estoe Village;
 - k. 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.

- 6.15 The Whitburn Neighbourhood Plan 2021-2036 (WNF 2022) has no specific policies relating to the historic environment, but clarifies that any proposals affecting designated and non-designated heritage assets will be considered against national planning policy and policies in the South Tyneside Local Plan and Development Framework (*ibid.*, 29).

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.16 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning

(Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting, as well as the need to preserve or enhance the character, appearance and setting of conservation areas (s.72 of the Act).

Historic England guidance

- 6.17 Historic England's *Conservation Principles: policies and guidance for the sustainable management of the historic environment* provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.
- 6.18 Historic England's Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets (Historic England 2019) reflects the revised PPG and provides information on the analysis and assessment of heritage significance in line with the NPPF. Also pertinent to this heritage statement is Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (2017).

7. Heritage assets and their significance

Baseline data

- 7.1 The Historic Environment Record and the National Heritage List for England were consulted. Records of heritage assets, both designated and undesignated, were compiled from within a c.1km study area from the boundary of the development site. The relevant assets are listed in Appendix 1 and mapped onto Figure 1.

Designated heritage assets

Lizard Lane heavy anti-aircraft battery

- 7.2 The remains of this World War Two heavy anti-aircraft battery lie 550m to the west of the PDA and are a Scheduled Monument (SAM 1419998). This may have originated as a mobile battery, but by 1941 a central command post had been established along with four gun-emplacements; this number was increased to six over the course of the war. The battery was probably manned by the Territorial Army; it was known as Tyne South and formed a key part of the defence of Newcastle and Tyneside.
- 7.3 After the war, the battery remained in use as part of the Cold War Nucleus Force. To facilitate this, new structures were built, including a new command post, radar stations and a generator house, though it is unclear if the guns were upgraded or not. The site was manned by the Territorial Army until it was abandoned in 1954.
- 7.4 As a Scheduled Monument, the asset is considered to be of national significance.

Marsden lime kilns

- 7.5 A range of industrial lime kilns lie approximately 840m to the north of the PDA. These were built in two phases; the initial seven kilns were constructed within a large stone battery with 15 arches. Two brick kilns were later added to the south, wrapped with iron bands. A raised platform in front of the kilns provided access for wagons and, later, lorries; this was an original feature of the kilns, though the current platform dates to

the 1950s. The kilns used limestone from the adjacent quarry and were fuelled by coal from Whitburn Colliery; the lime was removed from the site via the nearby railway.

- 7.6 The lime kilns are designated as a Scheduled Monument (SAM 1005911) and as such are of national significance.

Souter Point lighthouse and associated buildings, foghorn and walls

- 7.7 The lighthouse and its associated structures are located around 580m to the north of Whitburn Lodge. When the lighthouse was built in 1871, it was the first in the world to be entirely designed and constructed to be powered by electric illumination. The lighthouse itself is a 22m high stone tower, with a lantern at the top at 45m above sea level. The lantern still uses the original bi-focal lens. As well as the lighthouse, there were cottages for the engineer and four keepers, an engine house, a boiler house and workshops, laid out around a courtyard. The engine house also contained a foghorn.

- 7.8 Souter Point Lighthouse (LB 1185593) is Grade II* listed and therefore of more than special interest and national significance. The foghorn, steps and walls (LB 1355068) to the east of the lighthouse and the walls (LB 1185616) to the west are Grade II listed and therefore of special interest and regional significance.

Whitburn Mill

- 7.9 Whitburn Mill (LB 1355075), c.900m to the south of the PDA, is a late 18th century tower mill, from which the cap and sails have been removed. As it is Grade II listed, it is of special interest and regional significance.

Non-designated heritage assets

Gate posts of Whitburn Colliery and commemorative plaques

- 7.10 At the entrance to the car park in the northern part of the PDA are the original *in situ* gate posts for Whitburn Colliery (HER 2493). The gate posts are stone pillars topped with chamfered stones. On the western face of both are metal plaques showing miners at work, with the inscription 'Whitburn Colliery 1872-1968'. The plaques were designed by local artist Bob Olley who formerly worked at the colliery. The gate posts and plaques are on the South Tyneside Local List, which affords them local significance.

Primitive Methodist Church, Mill Lane

- 7.11 This Methodist church (HER 6822) lies c.230m north of the site, on the western side of Mill Lane. It was constructed in the early 20th century to serve the colliery workers of Marsden village, possibly replacing an earlier one within the village itself. It is shown on the 3rd edition OS map of 1915. It is now in use as the 'Lighthouse Christian Centre'. This asset is included on the Local List and is of local importance.

Military remains

- 7.12 The rifle range complex (HER 2587), around 620m to the south of the site, the WW2 bombing decoy (HER 5515), c.880m to the south-west and a navigation pillar (HER 6836) located 690m to the north-east of the site, are all also included on the Local List, and are of local significance.

Archaeological remains of Whitburn Colliery

- 7.13 Archaeological remains relating to Whitburn Colliery (HER 2493) are probably present in the northern and eastern parts of the site, comprising brick and concrete foundations. These remains date to the end of the 19th century and the 20th century, and as such have very limited potential to contribute to regional research objectives, and are considered to be of negligible significance.

Hope House

- 7.14 The derelict remains of Hope House (H2493), a late 18th or early 19th century farmhouse with a later 19th century extension, are present within the site. The building has some historical interest in its use as part of Whitworth Colliery, and retains some archaeological value in its fabric and layout: however its significance has been severely reduced by the removal of the associated farm buildings, its conversion to a pub, and substantive fire damage, such that it is of limited local significance.

8. Impact assessment

Direct impact

- 8.1 The proposed development has the potential to impact upon heritage assets within the site through demolition, ground reduction and the construction of foundations and associated utilities. An assessment of the potential impact is given below.

Whitburn Colliery (H2493) – gate posts and plaques (Local List)

- 8.2 The gate posts marking the entrance to Whitburn Colliery (HER 2493) survive on the site. The posts and the commemorative plaques mounted on them are in good condition (Photo 2). The proposed development will remove the gate posts and plaques. This impact could be mitigated by re-siting the gate posts and plaques, and their historical value enhanced by additional interpretation. This would enable the gate posts to remain as a visible reminder of the past use of the site.

Whitburn Colliery (H2493) – Hope House

- 8.3 Hope House (later Whitburn Lodge) survives on the site in a dilapidated state (Photo 8). This development will remove the asset. This will be of benefit to the local area in removing an unsafe and unsightly building that is a potential target for anti-social behaviour. The archaeological value of the building will be lost; this can be mitigated by an appropriate form of archaeological recording in advance of demolition in accordance with Historic England guidelines. Health and safety restrictions will limit the level of recording that can be achieved.

Whitburn Colliery (H2493) – archaeological remains

- 8.4 Remediation works in advance of development to remove ACMs and other contaminants are likely to remove the below-ground remains pertaining to the former colliery. As these remains are considered to be of negligible significance, no mitigation scheme is required.

Visual impact

- 8.5 There will be no direct impact on the assets situated outside of the development area. However, the impact on their setting needs to be considered, as this could affect the significance of the assets. The location of photographs utilised below to illustrate aspects of the setting are given on Figure 1.

- 8.6 Those assets where an assessment of the potential impact of the development is needed are shown on Figure 10 and are considered below. These comprise those assets which are in close proximity to the site such that there may be a visual interrelation, and/ or may have a relevant historical connection with the site.

Lizard Lane heavy anti-aircraft battery (SAM 1419998)

- 8.7 The significance of the battery lies in its rarity as a World War Two site that continued in use during the Cold War, in its historical interest in relation to these conflicts and its archaeological level of survival. None of these aspects would be affected by the proposed development.

- 8.8 The setting of the asset also needs to be considered. It is positioned on the brow of a hill, overlooking the coastline in order to defend it; this aspect of its setting is pertinent to its significance. When the battery was in use, the colliery was still working, and was probably one of the features that the battery needed to protect. It is probable that the battery was located specifically at a point where the colliery was visible, and the mine workings therefore formed part of the setting of the asset. The wide-reaching views from the asset now include open land (Photo 11) and scattered residential estates to the north-west and south of the development site. The development will fall within the sightline from the battery (Photo 12), but the wide-reaching nature of the view that is pertinent to its significance will be maintained. The development will therefore have no effect on the asset or its significance.

Marsden lime kilns (SAM 1005911)

- 8.9 The significance of the asset is in its historical association with the local industries of the colliery, its railway and the quarry, and in its archaeological value. This will not be affected by the proposed development. The importance of the setting of the lime kilns was their proximity to the colliery, and its link to the railway. However, as these no longer exist, the significance of this has already been lost. The kilns lie to the north of the site, but the coastal topography means that the site is not visible from the asset (Photo 13). The development will therefore have no impact on the setting or significance of the lime kilns.

Souter Point lighthouse and associated buildings, foghorn and walls (LBs 1185593, 1355068 & 1185616)

- 8.10 The lighthouse and its associated structures are significant as a representation of late 19th-century technological advancements. This would not be affected by changes to its setting. From ground level, the PDA is not visible due to the topography of the coastal park (Photo 14), much of which relates to colliery earthworks. The site could potentially be visible from the top of the lighthouse; however, this would be a small point in a wider panorama, with the focus of the lighthouse being eastwards towards the North Sea. The view towards the development is not pertinent to its significance, and the development will therefore have no impact on the setting or significance of these assets.

Primitive Methodist Church, Mill Lane (HER 6822)

- 8.11 The significance of the Methodist Church is in its historical connection with Marsden village, which housed the workers of Whitburn Colliery; this will not be affected by the proposed development. The roadside buildings within the PDA are barely discernible in the distance from the church, though the majority of the site is masked

by a line of trees (Photo 15). The view bears no relationship with the significance of the asset, and the asset will therefore be unaffected by the development.

9. Recommendations

- 9.1 It is recommended that Hope House is recorded in accordance with Historic England Guidance (2016), prior to development and subject to safe access.
- 9.2 It is recommended that the gate posts and plaques of Whitburn Colliery are recorded in their current position, and re-sited where possible to form a basis for communities to maintain an historical connection with the former colliery.
- 9.3 No further archaeological works are recommended in relation to the development.

10. Sources

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Aerial photographs and LiDAR data

The Archaeological Services Durham University aerial photograph collection was consulted, together with the Historic England Collection.

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Satellite imagery from 2001 to 2023 was viewed on Google Earth.

LiDAR data was viewed at <https://environment.data.gov.uk/DefraDataDownload>

Appendix 1: Historic Environment Record

The tables include relevant sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

Historic Environment Record and designated heritage assets

(PRN = Public Record Number, Designation - SAM = Scheduled Ancient Monument, LB = Listed Building, LL = Local List)

PRN	Designation	Description	Grade	Date
108		Whitburn village		12th-century
842		Flints, Site B, Whitburn coast		Mesolithic
845		Flints, Site E, Whitburn coast		Mesolithic
846		Flints, Site F, Whitburn coast		Mesolithic
847		Cist, Wheattall Farm, Whitburn		Bronze Age
848		Inhumation in cist, Wheattall Farm, Whitburn		Bronze Age
849		Barbed and tanged arrowhead in cist, Wheattall Farm, Whitburn		Bronze Age
850		Flint knives and flakes in cist, Wheattall Farm, Whitburn		Bronze Age
852		Tanged and barbed arrowhead, school garden, Marsden		Neolithic to Bronze Age
854		Flints, New Road, Marsden		Mesolithic to Neolithic
855		Flints, Marsden Quarries		Mesolithic
856		Flints, Marsden		Mesolithic to Neolithic
867		Human bones, Whitburn Lizards		Uncertain
868		Animal bones, Whitburn Lizards		Uncertain
871		Roman coins, Whitburn		2nd- to 4th-century
887		Ridge and furrow, Whitburn common fields		Medieval
945		South Shields town		13th-century
951		Westoe village		11th-century
963		Cleadon village		12th-century
1002	SAM 1005911	Marsden lime kilns		19th-century
1029	LB 1355075	Whitburn windmill	II	18th-century
1794		Pillbox, Lizard Lane, Whitburn		20th-century
1795	SAM 1419998	Tyne South heavy anti-aircraft battery, Lizard Farm		20th-century
1835		WWI command post, Lizard Lane, Whitburn		20th-century
1998		Mesolithic site, Potter's Hole, Whitburn		Mesolithic
2424		Limestone quarry, Whitburn		19th-century
2466		Marsden and Whitburn Colliery Railway (Marsden Rattler)		19th-century
2489	LB 1185593	Souter Point lighthouse, Marsden	II*	19th-century
2491		Quarry, Marsden		19th-century
2492		Quarry, Marsden		19th-century
2493	LL	Whitburn Colliery, Whitburn		19th-century
2494		Railway, Marsden		19th-century
2496		North Eastern Paper Mills, Whitburn		19th-century
2587	LL	Rifle Ranges, Whitburn		20th-century
4616		Kitchener battery, Marsden		20th-century
5515	LL	Bombing decoy, Wellands Farm, Whitburn		20th-century
5523		Radar station, Lizard Farm, Whitburn		20th-century
6801		Roman harness fittings, Whitburn		Roman
6805		Marsden village		19th-century
6807		School, Marsden		19th-century

PRN	Designation	Description	Grade	Date
6821		Church of St. Andrew, Marsden		19th-century
6822		Primitive Methodist Church, Mill Lane, Marsden		20th-century
6836	LL	Pillar and wall, Lizard Point, Marsden		20th-century
8059	LB 1185616	Wall, Souter Point lighthouse, Mill Lane, Marsden	II	19th-century
8371	LB 1355068	Engine house with foghorn, Souter Point lighthouse, Marsden	II	19th-century
11695		Aircraft obstructions, South Shields		20th-century
12585		Ridge and furrow, Whitburn		Medieval
13605		Hexagonal pillbox, Whitburn		20th-century
13606		Hexagonal pillbox, Whitburn		20th-century

Previous archaeological interventions

PRN	Description
2015/76	Cleadon Village Atlas



Photo 1: The car park in the northern part of the site, with geotechnical pits visible, looking south-east



Photo 2: The original gate posts of Whitburn Colliery at the site entrance, looking north-east



Photo 3: The grassed area to the south of the entrance, with the substation beyond, looking south-west



Photo 4: The eastern part of the site is part of a larger pasture field, looking east



Photo 5: The derelict pub is fenced off. The oldest part of the building is partially burnt down (highlighted), looking south-west



Photo 6: In some cases, the boarding on the windows has been broken or removed. The entrance into the southern area can be seen on the right, looking east



Photo 7: Internal walls and roof trusses are visible through the windows, looking north-east



Photo 8: The render is coming away on the southern elevation of the building, looking north-east



Photo 9: The stone wall to the east of the burnt building, looking south-east



Photo 10: The former garden to the south is now an impenetrable mass of shrubs and plants, looking south



Photo 11: The view towards the site from the vicinity of Lizard Lane battery, looking south-east



Photo 12: View towards the Lizard Lane battery from the site, looking north-west



Photo 13: The site is not visible from Marsden lime kilns, looking south-east



Photo 14: The topography of the coastal park blocks the site from Souter Point lighthouse, looking south



Photo 15: Whitburn Lodge is visible in the distance from the Marsden village Methodist Church, looking south

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





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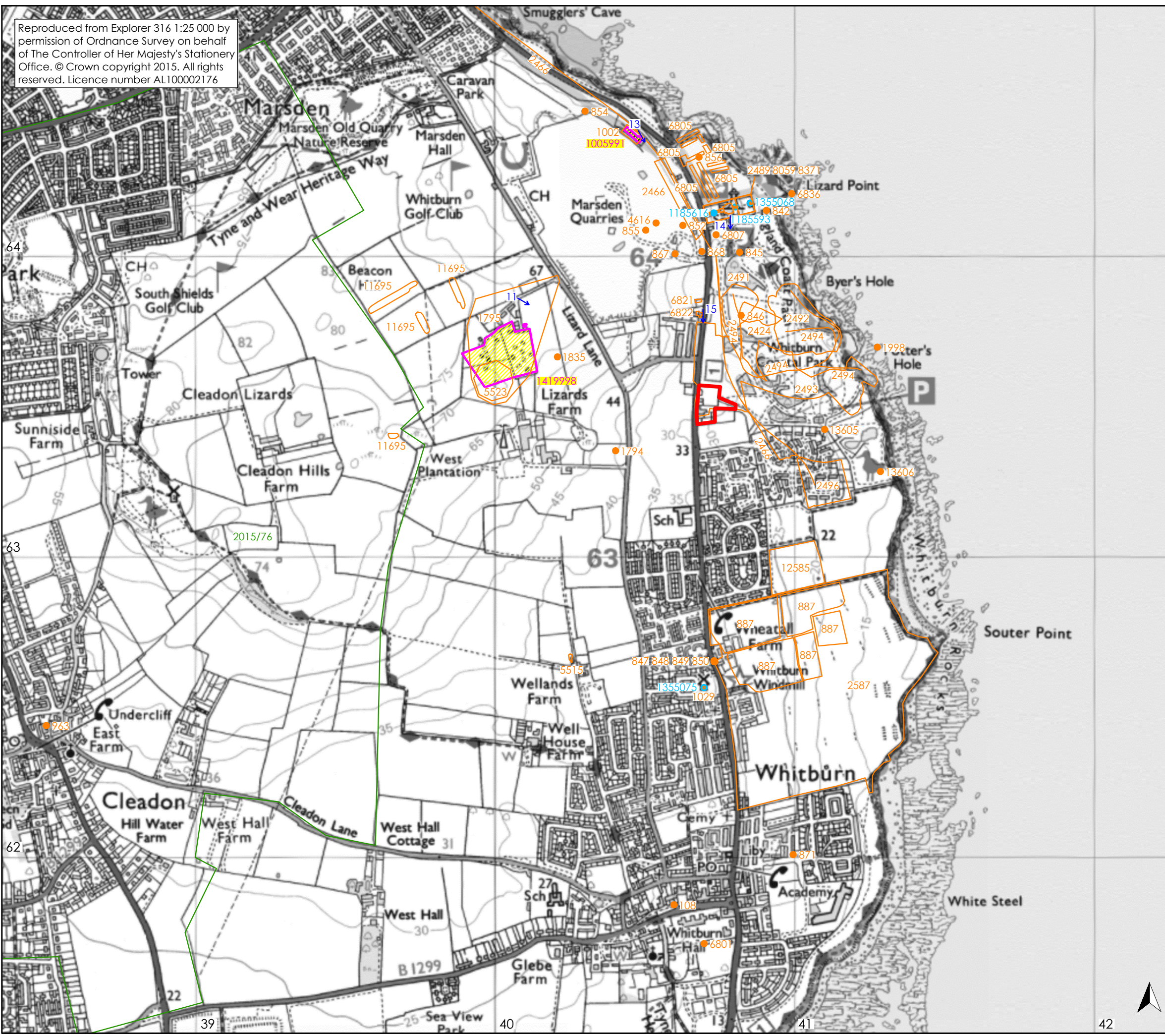
Whitburn Lodge
Sunderland
Tyne and Wear

heritage statement
report 6013

Figure 1: Site location and Historic Environment Record



-  site boundary
-  HER site
-  event
-  listed building
-  scheduled monument
-  photograph



636

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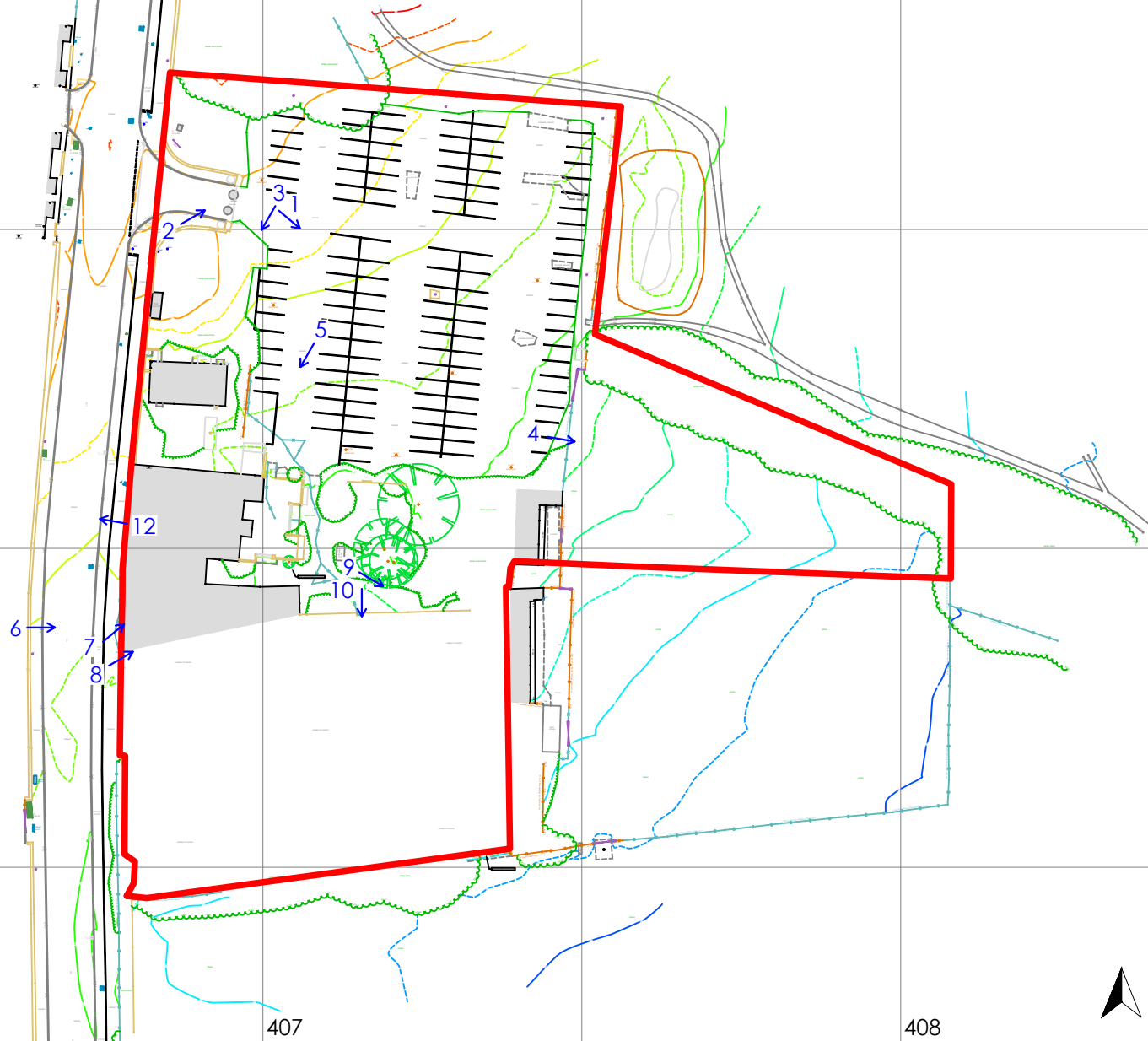
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Figure 2: Site as existing

0 50m
scale 1:1000 for A4 plot

-  site boundary
-  photograph

635



407

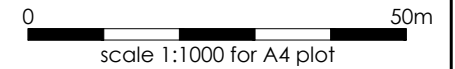
408

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Figure 3: Proposed development



LOVELL HOMES

Lovell Homes							Whitburn	
Name	Code	Description	No	Parking	Storeys	sq ft	Total	
2 Bed Affordable	784	2 Bed Aff	4	Space	1	784	3056.00	
3 Bed Affordable	932	3 Bed Aff	4	Space	1	932	3728.00	
Landown	936	3 Bed Semi	6	Space	1	936	6616.00	
Milford	982	3 Bed Detached	4	Space	2	982	3928.00	
Newbury	1016	3 Bed Detached / Semi	7	Space/Garage	2	1016	7112.00	
Ramsay	1136	4 Bed Detached / Semi	3	Det garage	2	1136	3405.00	
Ravensworth	1222	4 Bed Detached	4	Int garage	2	1222	4888.00	
			0		0	0	0.00	
			0		0	0	0.00	
TOTAL			32				31733.00	
GROSS SITE AREA			SGM	9679.8	HA	0.87	AC	2.39
OPEN SPACE & SUDS AREA			SGM	1783.8	HA	0.18	AC	0.99
NETT SITE AREA			SGM	7896	HA	0.79	AC	1.95
UNITS PER AREA			SGM	0.004052685	HA	40.53	AC	16.40
COVERAGE SQ.FT/ACRE								16264.37



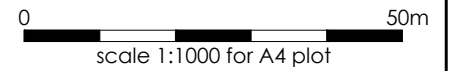


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Figure 4: LiDAR data






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Figure 5: Extract from Armstrong's
map of the county palatine of
Durham, 1768

0 1km
approximate scale 1:20 000 for A4 plot

 approximate location
of site boundary




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Figure 6: Extract from Greenwood's
map of the county palatine of
Durham, 1820

0 1km
approximate scale 1:20 000 for A4 plot

 approximate location
of site boundary

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Figure 7: Extract from the tithe map
of Whitburn Parish, 1839

0 100m
scale 1:2000 for A4 plot

 site boundary



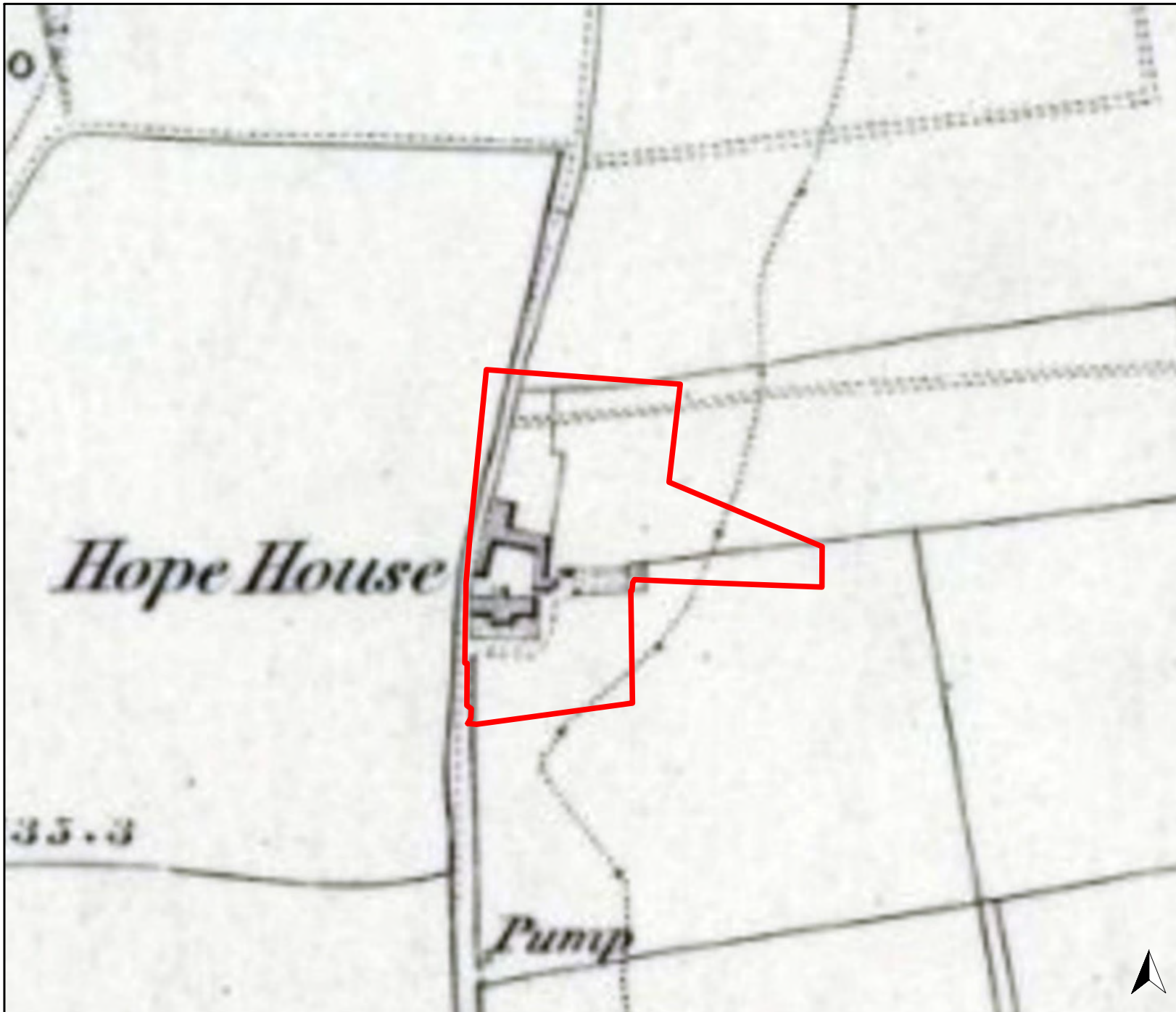
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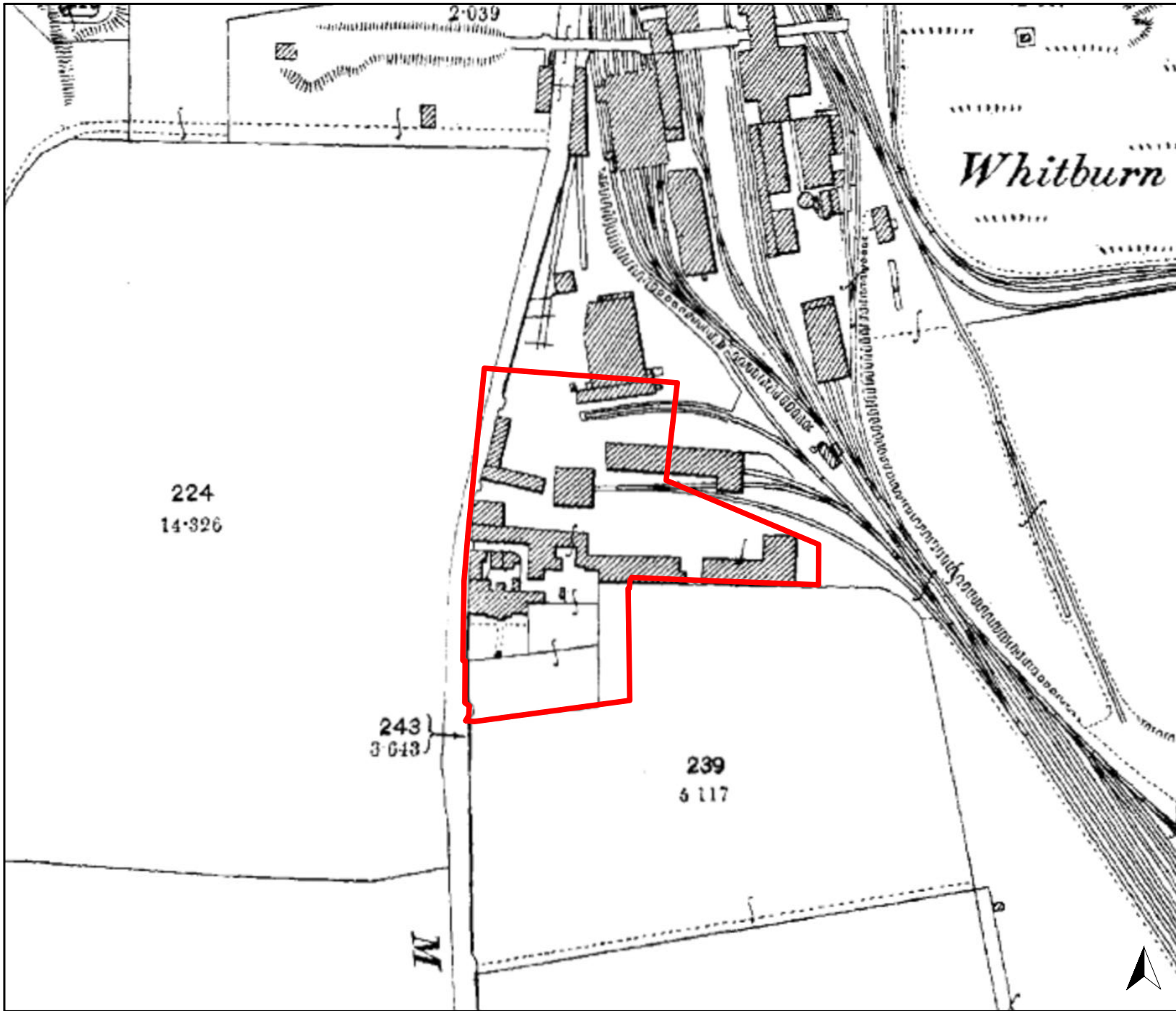
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Figure 8: Extract from the 1st edition
Ordnance Survey map, 1855

0 100m
scale 1:2000 for A4 plot

 site boundary





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Figure 9: Extract from the 2nd
edition Ordnance Survey map, 1896

0 100m
scale 1:2000 for A4 plot

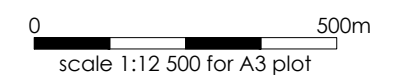
 site boundary

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Figure 10: Heritage assets



-  site boundary
- Heritage assets
- 1  Lizard Lane heavy anti-aircraft battery
- 2  Marsden lime kilns
- 3  Souter Point lighthouse and associated buildings
- 4  Whitburn Colliery
- 5  Primitive Methodist Church, Mill Lane

