

# Views Report



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# 1. Introduction

- 1.1 Sunderland has many significant landscape, natural and heritage assets and a distinctive topography. The Sunderland Landscape Character Assessment (2015)<sup>1</sup> audits and provides an analytical account of the landscape quality within Sunderland. It provides a useful starting point in assessing the key local views and vistas and is cited through this report.
- 1.2 Sunderland's topography has a rich and varied setting as a major city, on the coast alongside the Magnesian Limestone escarpment and the lower land areas of the Coalfield, as well as the significant hydrological assets such as the River Wear, all of which give the basis for the key local views. In addition to the natural environment, human influences have helped to shape the landscape and shape key vistas. Sunderland has a long history. Stretching from the Mesolithic period (from 5000 years ago) to the present day. Over this time human activity has created features and enhanced and changed vistas.

## Purpose of this Assessment

- 1.3 The Sunderland Core Strategy and Development Plan (CSDP) Policy NE11 establishes the importance of protecting key local views and vistas. The policy seeks to ensure that new development considers views into, out of and within the development. It also sets out that particular consideration should be given to views of significant buildings, views to and from heritage assets and within landscapes which are more sensitive to change due to their open, exposed nature and extensive indivisibility from various viewpoints. The CSDP provides the planning policy basis for establishing key local views and vistas. This assessment provides recommendations for which specific views and vistas are considered important and therefore worthy of protection through the Allocations and Designations Plan (A&D Plan).

## Structure of this assessment

- 1.4 The Landscape Character Assessment divides Sunderland into 11-character types, as follows: Clay Plateau, Coalfield Lowland Terraces, Coalfield Ridge, Coalfield Villages, Coastal Limestone Plateau, Incised Lowland Valley, Limestone Coast, Limestone Escarpment, Urban Limestone Gorge, Urban Limestone Plateau and Urban New Town. This report divides the city as per the character types and describes the key local views within each.

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<sup>1</sup> [https://www.sunderland.gov.uk/media/20947/SP-47-Sunderland-Landscape-Character-Assessment-2015-/pdf/SP.47\\_Sunderland\\_Landscape\\_Character\\_Assessment\\_\(2015\).pdf?m=636803141463200000](https://www.sunderland.gov.uk/media/20947/SP-47-Sunderland-Landscape-Character-Assessment-2015-/pdf/SP.47_Sunderland_Landscape_Character_Assessment_(2015).pdf?m=636803141463200000)

## 2. Methodology

- 2.1 Whilst Core Strategy policy NE11 provides the planning policy basis for establishing key local views and vistas, this assessment identifies and justifies the localities for the views and vistas to be protected through the A&D Plan.
- 2.2 The Landscape Character Assessment (2015) provides a clear evidence and format for this study to be undertaken, closely following landscape character areas and types and recommendations for key views and vistas. In addition, the protected views in the UDP have also been reviewed in the same format to consider their suitability for continued protection.
- 2.3 Field assessment of all identified sites have taken place to consider the view quality that each location has to offer. This includes an appreciation of the contribution to the landscape character area and type that the view is located, as well as appreciating the outlook and setting of/to neighbouring character areas and specific natural and man-made features from heritage coast and incised river valleys to Scheduled Ancient Monuments and to listed and iconic buildings such as Penshaw Monument.
- 2.4 Overall, this assessment provides an important review and update to the protected UDP views and draws upon the Landscape Character Assessment and fieldwork to identify the city's important views and vistas that CSDP Policy NE11 seeks to preserve and enhance.

## 3. Policy Context

### National Policy

- 3.1 This approach is compliant with NPPF Chapter 11 and more specifically with Paragraphs 81, 109, 114 and 170, which seek to maintain the character of the Green Belt, the natural and historic environment and undeveloped coastline. The NPPF is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.
- 3.2 Planning Practice Guidance on 'Natural Landscapes' notes that where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. The cumulative impacts of development on the landscape need to be considered carefully. More specific detail is also included for particular types of landscape, such as heritage coast.

### Local Policy

#### Unitary Development Plan

- 3.3 The Council's UDP provided a number of specific policies that sought to protect key viewpoints across the city and these are considered to be strategic in nature and worthy of specific Plan policy.

#### Local Plan

- 3.4 Core Strategy Policy NE11 seeks to create and protect existing views when assessing development proposals.

"NE11 Creating and Protecting Views

1. All development should take account of views into, out of and within the development.
  2. Development should be designed to preserve or enhance key local views and vistas (as identified in the Council's Landscape Character Assessment) and create new public views where possible.
  3. Particular consideration should be given to views of significant buildings, including views to and from heritage assets and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive indivisibility from various viewpoints."
- 3.5 This assessment provides recommendations for which specific views and vistas are considered important and therefore worthy of protection through the Allocations and Designations Plan (A&D Plan).



## 4. Stage 1: Gathering Key Views

- 4.1 As a starting point, the Council has assessed the key local views which were designated within the UDP as well as recommendations set out within the Landscape Character Assessment, which has identified several key views and vistas. These are set out in Figure 1 and Table 1.

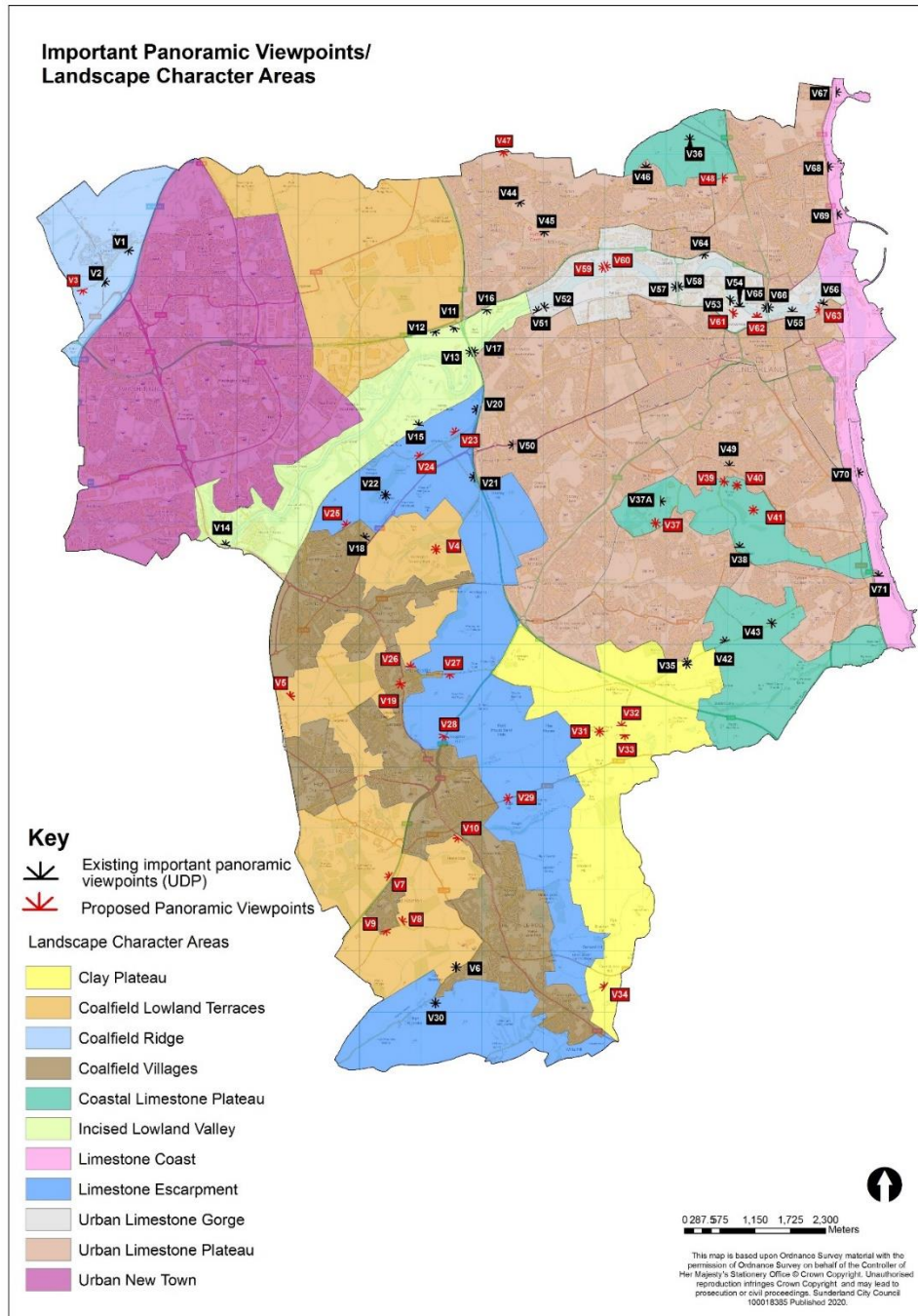


Figure 1 Important Panoramic Viewpoints and Landscape Character Area for investigation

ID	View/Vista Name	Landscape Character Area	Landscape Character Type
V1	South East from Peareth Hall Road, Springwell Village (WA20.3)	Springwell Rise	Coalfield Ridge
V2	South East from Springwell Road, Springwell Village (WA20.3)	Springwell Rise	Coalfield Ridge
V3	South from Mount Lonnen/Mount Lane, Springwell Village	Springwell Rise	Coalfield Ridge
V4	Views from Herrington Country Park (all directions)	Penshaw to Houghton Open Spaces	Coalfield Lowland Terraces
V5	North East from Elba Park	Penshaw to Houghton Open Spaces	Coalfield Lowland Terraces
V6	North and West from Low Moorsley (HA19.4)	Rainton Lowland	Coalfield Lowland Terraces
V7	North West from A690 at East Rainton	Rainton Lowland	Coalfield Lowland Terraces
V8	East from Hazard Lane, East Rainton	Rainton Lowland	Coalfield Lowland Terraces
V9	South from Robin Lane, East Rainton	Rainton Lowland	Coalfield Lowland Terraces
V10	South West from Houghton Road towards East Rainton	Rainton Lowland	Coalfield Lowland Terraces
V11	South West along the River Wear corridor from A1231/A19 Junction (WA20.1)	Weardale	Incised Lowland Valley
V12	Southwards across the River Wear corridor from the A1231 (WA20.1)	Weardale	Incised Lowland Valley
V13	Westwards across the River Wear corridor from The A19 (WA20.1)	Weardale	Incised Lowland Valley
V14	North East across the River Wear corridor and James Steel Park at Fatfield (WA20.2)	Weardale	Incised Lowland Valley
V15	North across the River Wear corridor from the former Penshaw/Pallion Line (HA19.3)	Weardale	Incised Lowland Valley
V16	South West along the River Wear corridor from Ferryboat Lane, North Hylton (NA30.3)	Weardale	Incised Lowland Valley
V17	Eastwards along the River Wear valley from the A19 (NA30.4)	Weardale	Incised Lowland Valley
V18	North East from Penshaw Village towards Penshaw Monument (HA19.3)	Penshaw and Herrington	Coalfield Villages
V19	South and West from Coaley Lane/A182 at Newbottle	Houghton-le-Spring, Fence Houses and Newbottle.	Coalfield Villages
V20	West from the A19 towards the River Wear Valley (HA19.1)	Penshaw Hill	Limestone Escarpment
V21	West from the A19 towards Penshaw Monument (HA19.1)	Penshaw Hill	Limestone Escarpment

V22	Panoramic Views from Penshaw Monument (HA19.2)	Penshaw Hill	Limestone Escarpment
V23	North from Offerton Village towards River Wear valley	Penshaw Hill	Limestone Escarpment
V24	North from Top of Offerton Lane towards River Wear Valley	Penshaw Hill	Limestone Escarpment
V25	North West from Back Lane, Penshaw	Penshaw Hill	Limestone Escarpment
V26	North from Newbottle Church	Hastings Hill and Copt Hill	Limestone Escarpment
V27	South from High Lane, Newbottle	Hastings Hill and Copt Hill	Limestone Escarpment
V28	South from the A690 at Houghton Cut	Hastings Hill and Copt Hill	Limestone Escarpment
V29	North and West on B1404 near Copt Hill	Hastings Hill and Copt Hill	Limestone Escarpment
V30	Views from High Moorsley looking North and South (HA19.4)	High Moorsley	Limestone Escarpment
V31	All Directions from Top of Warden Law	Warden Law and Eppleton Moor	Clay Plateau
V32	North from Hangman's Lane, Warden Law	Warden Law and Eppleton Moor	Clay Plateau
V33	South from Hangman's Lane, Warden Law	Warden Law and Eppleton Moor	Clay Plateau
V34	North West on Murton Lane, by Easington Lane	Warden Law and Eppleton Moor	Clay Plateau
V35	South and East on Burdon Lane by Doxford Park (SA38.5)	Warden Law and Eppleton Moor	Clay Plateau
V36	North from Fulwell Quarries (NA30.5)	Carley Hill	Coastal Limestone Plateau
V37	All directions from Silksworth Ski Slope (SA38.3)	Tunstall Hills	Coastal Limestone Plateau
V38	North from Tunstall Village on Tunstall Hope Road (SA38.3)	Tunstall Hills	Coastal Limestone Plateau
V39	West and South on Tunstall Hope Road	Tunstall Hills	Coastal Limestone Plateau
V40	All Directions from Maiden Paps, Tunstall Hills	Tunstall Hills	Coastal Limestone Plateau
V41	All Directions from saddle of Tunstall Hills	Tunstall Hills	Coastal Limestone Plateau
V42	North from Burdon Lane towards Tunstall Lodge (SA38.5)	Burdon to Ryhope	Coastal Limestone Plateau
V43	North and East from Burdon Lane towards Ryhope (SA38.5)	Burdon to Ryhope	Coastal Limestone Plateau
V44	South across the River Valley from North Hylton Road and Bunny Hill (NA30.2)	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau
V45	South across the River Valley from North Hylton Road and Hylton Dene (NA30.2)	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau
V46	Northwards across the South Tyneside Green Belt from Witherwack (NA30.5)	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau

V47	South from Hylton Lane (Boldon Hill)	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau
V48	East towards coast from Acoustic Mirror at Fulwell	Southwick, Fulwell, Monkwearmouth and Roker	Urban Limestone Plateau
V49	North across Ashbrooke and City Centre from Strawberry Bank (SA38.2)	Ashbrooke, Hillview and Grangetown	Urban Limestone Plateau
V50	West towards Penshaw Monument from Chester Road (SA38.6)	South Hylton, Pennywell and Ford.	Urban Limestone Plateau
V51	North from Claxheugh Riverside across the River Wear valley (SA38.1)	River Wear Gorge	Urban Limestone Gorge
V52	East from Claxheugh Riverside across the River Wear valley (SA38.1)	River Wear Gorge	Urban Limestone Gorge
V53	East from Deptford across the River Wear valley (SA38.1)	River Wear Gorge	Urban Limestone Gorge
V54	North from Festival Park riverside across the River Wear valley (SA38.1)	River Wear Gorge	Urban Limestone Gorge
V55	North from Panns Bank across River Wear Estuary towards St Peter's (SA38.1)	River Wear Gorge	Urban Limestone Gorge
V56	North East along the River Wear Estuary towards the National Glass Centre (SA38.1)	River Wear Gorge	Urban Limestone Gorge
V57	West along the River Wear valley From the Queen Alexandra Bridge (NA30.4)	River Wear Gorge	Urban Limestone Gorge
V58	East along the River Wear valley from the Queen Alexandra Bridge (NA30.4)	River Wear Gorge	Urban Limestone Gorge
V59	West along the River Wear valley from Northern Spire Bridge	River Wear Gorge	Urban Limestone Gorge
V60	East along the River Wear valley from Northern Spire Bridge	River Wear Gorge	Urban Limestone Gorge
V61	North and East across River Wear valley towards Stadium of Light from Festival Park viaduct	River Wear Gorge	Urban Limestone Gorge
V62	North and East along River Wear valley towards Stadium of Light and Wearmouth Bridge from Riverside Sunderland	River Wear Gorge	Urban Limestone Gorge
V63	West from High Street East towards Wearmouth Bridge	River Wear Gorge	Urban Limestone Gorge
V64	South across the River Wear valley and Stadium of Light from Southwick	River Wear Gorge	Urban Limestone Gorge
V65	West along the River Wear valley from Wearmouth, Bridge (NA30.4)	River Wear Gorge	Urban Limestone Gorge
V66	East along the River Wear estuary from Wearmouth Bridge (NA30.4)	River Wear Gorge	Urban Limestone Gorge
V67	Sea views along the Seaburn/Whitburn Bents Frontage (NA30.1)	North Sunderland Coast	Limestone Coast
V68	Sea views Along the Roker/Seaburn frontage (NA30.1)	North Sunderland Coast	Limestone Coast

V69	Sea Views Along the Roker/Seaburn/ Whitburn Bents Frontage (3)	North Sunderland Coast	Limestone Coast
V70	Sea views along the Hendon/ Grangetown coastline (SA38.4)	South Sunderland Coast	Limestone Coast
V71	Sea views along the Ryhope coastline (SA38.4)	South Sunderland Coast	Limestone Coast

Table 1 Strategic Views to Assess

## 5. Stage 2: Views and Vistas in Landscape Character Types

5.1 This section explores each of the views and vistas set out in Table 1 and provides commentary on their importance. It sets out each view and vista by landscape character type and further broken down by character area.

### 3a Coalfield Ridge

5.2 The Coastal Ridge is located to the far north west of the Sunderland Administrative Area (as defined by Figure 1) it covers Springwell Village and its immediate hinterland.

5.3 Its features incorporate a prominent ridge of elevated land located at the eastern edge of the Durham and Northumberland Coalfield. The ridge separates the Wear Valley to the south east from the Team Valley to the west.

5.4 Three views/vistas have been identified in Table 1. These are further broken down for convenience below in Table 2.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V1	South East from Peareth Hall Road, Springwell Village	Springwell Rise	Coalfield Ridge
V2	South East from Springwell Road, Springwell Village	Springwell Rise	Coalfield Ridge
V3	South from Mount Lonnen/Mount Lane, Springwell Village	Springwell Rise	Coalfield Ridge

Table 2 Strategic Views to Assess in Coalfield Ridge

5.5 The Landscape Character Assessment identifies one landscape character area within the wider Coalfield Ridge character type, Springwell Rise. Consequently, all three views/vistas set out above are within Springwell Rise.

### Springwell Rise

5.6 The Landscape Character Assessment recommends that protection is given to the open landscape surrounding the village. It sets out that the 'openness' of the environment that plays such a prominent role in the setting of Springwell Village as well as the Bowes Railway Scheduled Ancient Monument.

5.7 On the high ground of the Springwell Rise views to the North Sea can be identified. Given the prominence of the view at this point these views need to be retained from inappropriate development.



*Figure 2 V1 - South East from Pearreth Hall Road, Springwell Village*



*Figure 3 V2 - South East from Springwell Road, Springwell Village*



Figure 4 V3 – South from Mount Lonnen/Mount Lane, Springwell Village

5.8 The views set out above, are described in more detail in the table below.

ID	View Extent	Analysis	Recommendation
V1	180 Degree	<p><b>South East from Peareth Hall Road, Springwell Village</b></p> <p>It provides a relatively unspoiled viewing point to view the Springwell lowland areas as well as unspoiled views of further away, such as the Wear Valley. The higher ground associated with the ridge and the sloping nature of the land between the view point and the foreground provide an important visual aspect. It is considered the view should be retained as it is relatively unspoiled and provides a tranquil backdrop to Springwell Village.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	<p>Designate within the emerging Allocations and Designations Plan.</p>



V2	180 Degree	<p><b>South East from Springwell Road, Springwell Village</b></p> <p>It provides a relatively unspoiled viewing point to view the Springwell lowland areas as well as unspoiled views of further away, such as the Wear Valley. The higher ground associated with the ridge and the sloping nature of the land between the view point and the foreground provide an important visual aspect. It is considered the view should be retained it is relatively unspoiled and provides a tranquil backdrop to Springwell Village.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the emerging Allocations and Designations Plan.
V3	180 Degree	<p><b>South from Mount Lonnen/Mount Lane, Springwell Village</b></p> <p>The view point has a south/south east aspect. It looks from an elevated perspective providing views sloping downwards and unravelling a wider view across to Penshaw Monument and Warden Law. A key landmark are wind turbines near Warden Law.</p> <p>It is considered that this new viewpoint should be included as it provides significant long-distance views across the city, an important aspect from Springwell Village.</p>	Designate within the emerging Allocations and Designations Plan.

Table 3 Coalfield Ridge: Analysis and Recommendation

### 3b Coalfield Lowland Terrace

5.9 The Coalfield Lowland Terrace character type is located to the east of Washington including Nissan, Hillthorn Farm and the International Advanced Manufacturing Park (IAMP) and to the south west, covering land surrounding the Coalfield settlements. The 'character type' is further broken up into three distinct areas; the Usworth Lowland, Penshaw to Houghton Open Spaces and Rainton Lowland.

ID	View/Vista Name	Landscape Character Area	Landscape Character Type
V4	Views from Herrington Country Park (all directions)	Penshaw to Houghton Open Spaces	Coalfield Lowland Terraces
V5	North East from Elba Park	Penshaw to Houghton Open Spaces	Coalfield Lowland Terraces
V6	North and West from Low Moorsley	Rainton Lowland	Coalfield Lowland Terraces
V7	North West from A690 at East Rainton	Rainton Lowland	Coalfield Lowland Terraces
V8	East from Hazard Lane, East Rainton	Rainton Lowland	Coalfield Lowland Terraces
V9	South from Robin Lane, East Rainton	Rainton Lowland	Coalfield Lowland Terraces
V10	South West from Houghton Road towards East Rainton	Rainton Lowland	Coalfield Lowland Terraces

Table 4 Strategic Views to Assess in Coalfield Lowland Terrace

5.10 All views (see Table 4) are located within the Penshaw to Houghton Open Spaces and Rainton Lowland Landscape Character Areas. None are located within the Usworth Lowland. Consequently, views in the Rainton Lowland and Penshaw to Houghton Open Space are discussed below.

### **Penshaw to Houghton Open Space**

5.11 This area covers the open space between the settlements of Penshaw, Newbottle and Houghton. The area's landscape is distinctive by its location which is bounded by the Magnesian Limestone escarpment in the north and east. This lowland landscape includes gentle undulations that slope generally westward towards the River Wear.

5.12 The Landscape Character Assessment recommends that the existing high-quality open spaces should be protected, including Herrington Country Park and its setting in relation to the limestone escarpment, as well as Elba Park.



Figure 5 V4: Views from Herrington Country Park (all directions)



Figure 6 V5: North East from Elba Park

ID	View Extent	Analysis	Recommendation
V4	360 Degree	<p><b>Views from Herrington Country Park (all directions)</b></p> <p>This is a panoramic view in a relatively lowland area. It provides views across the</p>	Designate within the emerging Allocations and Designations Plan.

		<p>adjacent Limestone Escarpment (to the east, north and south). The escarpment is at a high elevation and consequently the views from this view point are significant.</p> <p>In addition, the viewpoint also has prominent views of the Grade I Penshaw Monument (Earl of Durham's Monument) which is located at the top of Penshaw Hill.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled views in all directions across this landscape.</p>	
V5	180 Degree	<p><b>North East from Elba Park</b></p> <p>The viewpoint looking north and north east provides views of the Limestone Escarpment as well as other landscape features. In addition, the viewpoint also has prominent views of the Grade I Penshaw Monument (Earl of Durham's Monument) which is located at the top of Penshaw Hill.</p> <p>It is considered that this new view should be included as it provides relatively unspoiled views from this important new parkland.</p>	Designate within the emerging Allocations and Designations Plan.

Table 5 Coalfield Lowland Terrace: Analysis and Recommendation - Penshaw to Houghton Open Spaces

### Rainton Lowland

5.13 The Landscape Character Assessment states that the Rainton Lowland differentiates from other areas of this landscape character type by the low ridge, rising to 114m, on which East Rainton is built, and which extends south west into County Durham. This ridge shares some characteristics with the Coalfield Ridge, including the availability of long westward views, looking over the Wear Valley.



Figure 7 V6: North and West from Low Moorsley



*Figure 8 V7: North West from A690 at East Rainton*



*Figure 9 V8 East from Hazard Lane, East Rainton*



Figure 10 V9 : South from Robin Lane, East Rainton



Figure 11 V10: South West from Houghton Road towards East Rainton

ID	View Extent	Analysis	Recommendation
V6	180 Degree	<p><b>North and West from Low Moorsley</b></p> <p>The view point looks over a lowland area towards East Rainton. The topography looks over generally rolling and flat terrain. Its open nature reinforces the landscape aspect at this point. The main landscape features include the fields and the hedgerows. As well as some of the higher ground.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998. The northern and western aspect of the view is recommended for retention.</p>	Designate within the emerging Allocations and Designations Plan.

V7	180 Degree	<p><b>North West from A690 at East Rainton</b></p> <p>This view point looks north to north west, providing views to the Grade I Penshaw Monument (Earl of Durham’s Monument) which is located at the top of Penshaw Hill.</p> <p>The view point can be considered a ‘gateway’ into Sunderland and therefore has an important civic and cultural role.</p> <p>It is considered that this new view should be included as it provides extensive and long-distance views across the area.</p>	Designate within the emerging Allocations and Designations Plan.
V8	180 Degree	<p><b>East from Hazard Lane, East Rainton</b></p> <p>The view point provides views to the east towards Hetton and Great Eppleton. The topography looks onto generally rolling terrain. Its open nature reinforces the landscape aspect at this point. The main landscape features include the fields and hedgerows.</p> <p>It is considered that this new view should be included as it provides significant views across to the Magnesian Limestone escarpment.</p>	Designated Within the emerging Allocations and Designations Plan.
V9	180 Degree	<p><b>South from Robin Lane, East Rainton</b></p> <p>The view point looks south onto the unspoilt sloping Magnesian Limestone escarpment. The main landscape features include the higher terrain of the escarpment.</p> <p>It is considered that this new view should be included as it provides significant and unspoilt views of the Magnesian Limestone escarpment.</p>	Designated Within the Draft Allocations and Designations Plan.
V10	180 Degree	<p><b>South West from Houghton Road towards East Rainton</b></p> <p>The view point opens out to the south west across Hetton Bogs Local Nature Reserve and towards the ridgeline at East Rainton. It depicts the settlement break gap between Houghton and Hetton and the contrast of fields, woodland and more distant horizon, in contrast to the otherwise urban setting.</p> <p>It is considered that this new view should be included as it depicts the settlement break and open contrast to an otherwise urban setting.</p>	Designate within the Draft Allocations and Designations Plan.

Table 6: Coalfield Ridge: Analysis and Recommendation - Rainton Lowland

### 3c. Incised Lowland Valley

5.14 The Incised Lowland Valley Landscape Character Type covers the part of the River Wear in the western half of the city. It extends along the river valley as far downstream as Claxheugh. It is characterised by the steep incised lowland valley and the tidal river character of the River Wear. In addition, the dense wooded river banks with native and nature woodland also add to the visual features, as well as prominent riverside buildings and bridges which add to the distinctiveness of the riverscape. So too, do the riverside terraces with medium sized arable and pastoral fields as well as the enclosed nature of the character area type.

#### Weardale

5.15 The Landscape Character Assessment recommends not allowing development which would challenge the prominence of the viaduct or other valued bridges, either locally or in the wider landscape.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V11	South West along the River Wear Corridor from A1231/A19 Junction	Weardale	Incised Lowland Valley
V12	Southwards across the River Wear Corridor from The A1231	Weardale	Incised Lowland Valley
V13	Westwards across the River Wear Corridor from The A19	Weardale	Incised Lowland Valley
V14	North East across the River Wear Corridor and James Steel Park at Fatfield	Weardale	Incised Lowland Valley
V15	North across the River Wear Corridor from the former Penshaw/Pallion Line	Weardale	Incised Lowland Valley
V16	South West along the River Wear Corridor from Ferryboat Lane, North Hylton	Weardale	Incised Lowland Valley
V17	Eastwards along the River Wear Valley from the A19	Weardale	Incised Lowland Valley

Table 7 Strategic Views to Assess in Incised Lowland Valley





*Figure 12 V11: South West along the River Wear Corridor from A1231/A19 Junction*



*Figure 13 V12 Southwards across the River Wear Corridor from The A1231*



*Figure 14 V13: Westwards across the River Wear Corridor from The A19*



*Figure 15 V14: North East across the River Wear Corridor and James Steel Park at Fatfield*



*Figure 16 V15: North across the River Wear Corridor from the former Penshaw/Pallion Line*



*Figure 17 V16 South West along the River Wear Corridor from Ferryboat Lane, North Hylton*



*Figure 18 V17: Eastwards along the River Wear Valley from the A19*

ID	View Extent	Analysis	Recommendation
V11	180 Degree	<p><b>South West along the River Wear Corridor from A1231/A19 Junction</b></p> <p>This viewpoint provides views of the south and south west down to the Limestone Escarpment. It provides views of the Grade I Penshaw Monument (Earl of Durham's Monument) which is located at the top of Penshaw Hill. This is considered the main landscape feature.</p> <p>However, from the location identified it is virtually impossible to appreciate the view and for this reason it is considered that this original UDP viewpoint should no longer be supported.</p>	Do not include within the Draft Allocations and Designations Plan.
V12	180 Degree	<p><b>Southwards across the River Wear Corridor from The A1231</b></p> <p>This viewpoint provides a similar view to V11. It is located 300 metres to the west of V11 and has a slightly different aspect looking predominately to the south. It provides views of the Grade I Penshaw Monument (Earl of Durham's Monument) which is located at the top of Penshaw Hill. In the foreground is Ancient Semi-Natural Woodland along the banks of the River Wear and directly below Penshaw Monument. These are considered to be the main landscape features of interest.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V13	180 Degree	<p><b>Westwards across the River Wear Corridor from The A19</b></p> <p>This view shows the incised River Wear valley in full, including Ancient Semi Natural Woodland along the river banks, with land rising to the Magnesian Limestone escarpment. Most prominently, it provides a view the Grade I Penshaw Monument (Earl of Durham's Monument) which is located at the top of Penshaw Hill. This is considered the main landscape feature.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.

V14	180 Degree	<p><b>North East across the River Wear Corridor and James Steel Park at Fatfield</b></p> <p>This view shows the heavily wooded River Wear valley and James Steel Park at Fatfield, in sharp and immediate contrast to the New Town and shelter belt landscape of Washington.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V15	180 Degree	<p><b>North across River Wear Corridor from the former Penshaw/Pallion Line</b></p> <p>This provides a view northward across the River Wear valley and Ancient Semi-Natural Woodland. However, the location along the former railway line is a little isolated, and more prominent viewpoints are found near the top of the escarpment at Offerton. For this reason, this UDP viewpoint is no longer supported.</p>	Do not include within the Draft Allocations and Designations Plan.
V16	180 Degree	<p><b>South West along the River Wear Corridor from Ferryboat Lane, North Hylton</b></p> <p>This viewpoint provides views of the south and south west across North and South Hylton and the A19 Hylton Bridge and beyond to the Magnesian Limestone Escarpment. It provides views of the Grade I Penshaw Monument (Earl of Durham's Monument) which is located at the top of Penshaw Hill. These are considered to be the main landscape features of interest.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V17	180 Degree	<p><b>Eastwards along the River Wear Valley from the A19</b></p> <p>From both the C2C Cycleway and A19 Hylton Bridge, the River Wear valley immediately opens, providing views down to the Northern Spire bridge. The river banks are flanked by mature woodland and protected saltmarsh.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.

Table 8 Incised Lowland Valley: Analysis and Recommendation - Weardale

### 3d. Coalfield Villages

5.16 The Coalfield Villages Landscape Character Type is located to the south and west of the Sunderland Administrative Area. The character type is defined by the lowland nature of the land located to the west of the Magnesian Limestone escarpment. In addition, the character type has long and relatively open views across to the west towards County Durham. The Coalfield Villages Character Type is further split into three; 5a Penshaw and Herrington, 5b Houghton-le-Spring, Fence Houses and Newbottle and 5c Hetton-Le-Hole, Easington Lane and East Rainton.

5.17 Two proposed key views have been identified, these are set out in table 9 below.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V18	North East from Penshaw Village towards Penshaw Monument	Penshaw and Herrington	Coalfield Villages
V19	South and West from Coaley Lane/ A182 at Newbottle	Houghton-le-Spring, Fence Houses and Newbottle.	Coalfield Villages

Table 9 Key Views to Assess in Coalfield Villages

#### Penshaw and Herrington

5.18 This area includes the villages of Penshaw, Shiney Row, Philadelphia, New Herrington and West Herrington, the character of the area covers a gently undulating urban area that slopes in a south and south east direction on the foot slopes of the Penshaw Monument Hill, where the Grade I Penshaw Monument (Earl of Durham's Monument) is located. The area is bounded to the north by the distinct east-west orientated spur of Penshaw Hill, to the east is the Magnesian Limestone escarpment and Herrington Country Park, to the west by the boundary of County Durham and to the south by agriculture, reclaimed and recreational land.

5.19 In terms of the visual nature of Penshaw and Herrington; the elevated land in the north and east of this character area located on the foot-slopes of the limestone escarpment enables open views west across the Wear Valley towards County Durham and the north Pennines beyond. As the land slopes south and west down into the Wear Valley, views from within Shiney Row, Philadelphia, and New Herrington become much more contained and screened by the presence of vegetation, buildings and other urban infrastructure. Views north and north east towards Sunderland are screened by the Magnesian Limestone escarpment which serves to detach this area from the main built-up area of Sunderland.



Figure 19 V18: North East from Penshaw Village towards Penshaw Monument

ID	View Extent	Analysis	Recommendation
V18	180 Degree	<p><b>North East from Penshaw Village towards Penshaw Monument</b></p> <p>Although the view is initially impacted by overhead powerlines, the overall viewpoint along the A183 north eastwards provides significant views of the Limestone Escarpment. It provides an important view looking out from Penshaw village to the Grade I Penshaw Monument (Earl of Durham’s Monument) which is located at the top of Penshaw Hill. Further to the east there are open views of the undulating landscape of Herrington Country Park and beyond to other prominent limestone landmarks of Hastings Hill and Herrington Hill. These are considered to be the main landscape features.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.

Table 10 Coalfield Villages: Analysis and Recommendation - Penshaw and Herrington

### Houghton-le-Spring, Fence Houses and Newbottle

5.20 The area comprises two separate urban areas. The eastern area comprises of Houghton-Le-Spring and the village of Newbottle to the north. The western area comprises of the conjoined settlement of Fence Houses, Chilton Moor and High Dubmire. The area is characterised by the proximity between the Magnesian Limestone escarpment to the east and the lowland areas to the west.

5.21 The village of Newbottle is located on the edge of the Magnesian Limestone escarpment; it is a Conservation Area and mediaeval hilltop settlement, offering

elevated views across surrounding fields and also westwards over the Wear Valley towards County Durham and the north Pennines beyond.



Figure 20 V19: South and West from Coaley Lane/A182 at Newbottle

ID	View Extent	Analysis	Recommendation
V19	270 Degree	<p><b>South and West from Coaley Lane/A182 at Newbottle</b></p> <p>The viewpoint is set relatively high providing a good vantage point from the Conservation Area to the west and south across the lowland terraces and towards the Pennines into County Durham.</p> <p>It is considered that this view should be included as it provides important panoramic views, which are a key feature of the Newbottle Conservation Area Management Strategy.</p>	Designate within the Draft Allocations and Designations Plan.

Table 11 Coalfield Ridge: Analysis and Recommendation - Houghton-le-Spring, Fence Houses and Newbottle

### 3e Limestone Escarpment

5.22 The Magnesian Limestone escarpment is located to the west of South Sunderland and to the east and south of the Coalfield settlements. It occurs on the western edge of the Durham Magnesian Limestone Plateau where the plateau drops sharply away to the Tyne and Wear lowlands to the west. The escarpment extends through the whole of Sunderland. However, the escarpment has only been identified as a landscape character type south of the River Wear.

5.23 The character area includes steep west-facing slopes often prominently visible from the lowland to the west, rising to high points of between 100 and 163 metres. The escarpment follows an irregular indented line comprising distinct individual hills and spurs, divided by valleys and narrow denes. There are several Magnesian Limestone hilly outcrops within quarried areas. In addition to these is the Magnesian Limestone grassland habitat which occurs on limestone outcrops, supporting nationally rare



fauna. In addition, long open views from the top of the escarpment across County Durham towards the Pennines to the west and the north west are identified.

5.24 There are three distinct character areas within the Limestone Escarpment. These include; Penshaw Hill, Hastings Hill and Copt Hill and High Moorsley.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V20	West from the A19 towards the River Wear Valley (HA19.1)	Penshaw Hill	Limestone Escarpment
V21	West from the A19 towards Penshaw Monument (HA19.1)	Penshaw Hill	Limestone Escarpment
V22	Panoramic Views from Penshaw Monument (HA19.2)	Penshaw Hill	Limestone Escarpment
V23	North from Offerton Village towards River Wear valley	Penshaw Hill	Limestone Escarpment
V24	North from Top of Offerton Lane towards River Wear Valley	Penshaw Hill	Limestone Escarpment
V25	North West from Back Lane, Penshaw	Penshaw Hill	Limestone Escarpment
V26	North from Newbottle Church	Hastings Hill and Copt Hill	Limestone Escarpment
V27	South from High Lane, Newbottle	Hastings Hill and Copt Hill	Limestone Escarpment
V28	South from the A690 Houghton Cut	Hastings Hill and Copt Hill	Limestone Escarpment
V29	North and West on B1404 near Copt Hill	Hastings Hill and Copt Hill	Limestone Escarpment
V30	Views from High Moorsley looking North and South	High Moorsley.	Limestone Escarpment

Table 12 Key Views to Assess in Limestone Escarpment

## Penshaw Hill

5.25 The Penshaw Hill character area covers the ridge running north east from the edge of Penshaw to the A19 including the hamlet of Offerton and the outlying Carr Hill to the south. The character area lies to the northern end of the open limestone escarpment.

5.26 The 19th-century Grade I Penshaw Monument (Earl of Durham's Monument) which tops the hill is one of the iconic features of the Sunderland landscape. Views from here offer panoramic views over the western part of the administrative area and beyond. The monument today stands within a small area of open access land managed by the National Trust and is on the Great North Forest Trail which enables access north to the River Wear and south into the country park.

5.27 In addition, the Landscape Character Assessment recommends the following for the area: "Landscape protection of the setting of the landmark Penshaw Monument, which is important to the identity of Sunderland more widely. The outward views across the surrounding landscape will be maintained. The open nature of the ridge will be retained to protect the setting of the monument and opportunities will be sought to remove existing infrastructure from the skyline."

5.28 There are six key views to assess within the Penshaw Hill character area. These are set out in more detail below.



Figure 21 V20: West from the A19 towards the River Wear Valley



Figure 22 V21: West from the A19 towards Penshaw Monument



Figure 23 V22: Panoramic Views from Penshaw Monument



*Figure 24 V23: North from Offerton Village towards River Wear Valley*



*Figure 25 V24: North from top of Offerton Lane towards River Wear Valley*



*Figure 26 V25: North West from Back Lane, Penshaw*

ID	View Extent	Analysis	Recommendation
V20	180 Degree	<p><b>West from the A19 towards the River Wear Valley</b></p> <p>The view point provides open views of the River Wear valley and Ancient Semi-Natural Woodland. It also provides views of the Limestone Escarpment predominately towards the west and it provides a prominent view of the landscape looking out onto the higher grounds of the escarpment. It also provides a view of the Grade I Penshaw Monument (Earl of Durham's Monument) which is located at the top of Penshaw Hill. This is considered the main landscape feature.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V21	180 Degree	<p><b>West from the A19 towards Penshaw Monument</b></p> <p>This viewpoint is hindered by mature trees and topography and provides little or no views, including from the adjacent (and more elevated) Offerton Lane.</p> <p>For this reason, this UDP viewpoint is no longer supported.</p>	Do not include within the Draft Allocations and Designations Plan.
V22	360 Degree	<p><b>Panoramic Views from Penshaw Monument</b></p> <p>The view point provides views looking out from the Grade I Penshaw Monument (Earl of Durham's Monument) which acts as a focal point. Given the prominence of the monument and the aspect looking out over the wider Sunderland Administrative area (as well as other parts of the north east) it is clearly a significant view in all directions.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V23	180 Degree	<p><b>North from Offerton Village towards River Wear valley</b></p> <p>This viewpoint provides views out across the River Wear valley and beyond into Tyneside. It looks out from a relatively elevated aspect onto the river valley and the Ancient Semi-Natural Woodland.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.

V24	180 Degree	<p><b>North from top of Offerton Lane towards River Wear valley</b></p> <p>This viewpoint provides a good vantage point looking predominately north, it looks out over a relatively elevated position out onto the River Wear valley and Ancient Semi-Natural Woodland, as well as beyond to Washington and Gateshead.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.
V25	180 Degree	<p><b>North West from Back Lane, Penshaw</b></p> <p>The viewpoint provides views from a relatively high aspect looking out across the River Wear Valley and Ancient Semi-Natural Woodland, as well as beyond to Washington and Gateshead.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.

*Table 13 Limestone Escarpment: Analysis and Recommendation – Penshaw Hill*

## Hastings Hill and Copt Hill

- 5.29 This character area includes the section of the Magnesian Limestone escarpment between Hastings Hill in the north and the edge of Easington Lane to the south. The escarpment runs in a north-south direction, indented by distinct individual hills and spurs and divided by narrow denes. The hilltop outcroppings include Hastings Hill and Houghton Hill. The top of the escarpment rises to 150m at High Haining, though is lower in the north.
- 5.30 Land cover is predominantly arable farmland with some pastoral grazing land on steeper slopes and paddocks. Field sizes are generally large with weak hedgerow boundaries. In addition, the Landscape Character Assessment (2015) identifies the character of skylines in prominent parts of the escarpment.
- 5.31 There are four views to assess in the Hastings Hill and Copt Hill subarea. These are set out in more details below.



*Figure 27 V26: North from Newbottle Church*



*Figure 28 V27: South from High Lane, Newbottle*



*Figure 29 V28: South from the A690 at Houghton Cut*



Figure 30 V29: North and West on B1404 near Copt Hill

ID	View Extent	Analysis	Recommendation
V26	180 Degree	<p><b>North from Newbottle Church</b></p> <p>The viewpoint is set relatively high providing a good vantage point from the Conservation Area to the north across the lowland terraces and towards the Penshaw Monument and magnesian Limestone escarpment to the east.</p> <p>It is considered that this new view should be included as it provides important panoramic views, which are a key feature of the Newbottle Conservation Area Management Strategy.</p>	Designate within the Draft Allocations and Designations Plan.
V27	180 Degree	<p><b>South from High Lane, Newbottle</b></p> <p>This viewpoint looks out predominantly towards the south across the escarpment towards Houghton Hill and beyond to the Pennines. It provides views of the gently rolling Green Belt landscape which provides the eastern setting to Newbottle Conservation Area.</p> <p>It is considered that this new view should be included as it provides important panoramic views, which are a key feature of the Newbottle Conservation Area Management Strategy.</p>	Designate within the Draft Allocations and Designations Plan.
V28	18 Degree	<p><b>South from the A690 at Houghton Cut</b></p> <p>This viewpoint looks out predominantly towards the south west, across Houghton-le-Spring towards the Magnesian Limestone escarpment, with distant views of West Rainton church, Durham Cathedral and Pennines in the distance.</p>	Designate within the Draft Allocations and Designations Plan.

		It is considered that this new view should be included as it provides significant and unspoiled views across this landscape.	
V29	270 Degree	<p><b>North and West on B1404 near Copt Hill</b></p> <p>This viewpoint looks out predominantly to the north and west towards Houghton-le-Spring, Houghton Cut and beyond to north west Durham. The rolling agricultural topography gives way abruptly to the Magnesian Limestone Escarpment at Houghton Cut.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled views across this landscape.</p>	Designate within the Draft Allocations and Designations Plan.

Table 14 Limestone Escarpment: Analysis and Recommendation – Hastings Hill and Copt Hill

### High Moorsley

5.32 This character area includes the north-facing Magnesian Limestone escarpment in the south of the Sunderland Administrative Area. It forms high ground between Low Moorsley and Pitlington, forming a spur of elevated land that extends westward towards the River Wear valley. The steep north western edge of the escarpment emphasises the height (163 metres) of the escarpment, the highest distinct summit in this area.

5.33 In addition, the Landscape Character Assessment (2015) recommends That the open skyline of the ridge should be maintained to protect this important visual feature, and to maintain the open views which are available to the west.



Figure 31 V30: Views from High Moorsley looking North and South



ID	View Extent	Analysis	Recommendation
V30	360 Degree	<p><b>Views from High Moorsley looking North and South</b></p> <p>This viewpoint looks out predominately in 360-degree directions from an elevated position in the Magnesian Limestone Escarpment. Key views to Penshaw Monument can be identified, as well as to the coast and Pennines. The open skyline of the ridge maintains open views and is an important visual feature.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.

Table 15 Limestone Escarpment: Analysis and Recommendation – High Moorsley

### 3f. Clay Plateau

5.34 This Landscape Character Type occurs on the Durham Magnesian Limestone Plateau, extending southwards from Doxford Park to Easington Lane and County Durham. Given its location on the Magnesian Limestone Plateau it is generally 'higher ground', representing an elevated plateau of between 100 metres and 170 metres. It has a predominately open and gently undulating landscape with high ground often prominently visible from the lowland to the west. Consequently, this offers views over a wider plane.

5.35 There is one-character area within the Clay Plateau, this is called Warden Law and Eppleton Moor.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V31	All Directions from top of Warden Law	Warden Law and Eppleton Moor	Clay Plateau
V32	North from Hangman's Lane, Warden Law	Warden Law and Eppleton Moor	Clay Plateau
V33	South from Hangman's Lane, Warden Law	Warden Law and Eppleton Moor	Clay Plateau
V34	North West on Murton Lane, by Easington Lane	Warden Law and Eppleton Moor	Clay Plateau
V35	South and East on Burdon Lane by Doxford Park	Warden Law and Eppleton Moor	Clay Plateau

Table 16 Strategic Views to Assess in Clay Plateau

### Warden Law and Eppleton Moor

5.36 This character area covers the elevated plateau that extends from the urban edge of Silksworth and Moorside, this is an elevated plateau rising to high points of 170 metres at Warden Law and sloping south towards the A19 and the urban area, offering broad views to the Cleadon Hills, Tyneside and Cheviot Hills to the north, as well as Teesside and the North York Moors to the south. The high ground continues

southward into County Durham, gradually reducing in height to around 120 metres at Easington Lane. The area has generally open land cover of large geometric arable fields. This features as the main landscape feature in this area. Among the most striking feature in the area are the wooded hummocks at Warden Law, which mark the sites of Neolithic cist burials.



*Figure 32 V31 All directions from top of Warden Law*



*Figure 33 V32 North from Hangman's Lane, Warden Law*



Figure 34 V33 South from Hangman's Lane, Warden Law



Figure 35 V34: North West on Murton Lane, by Easington Lane



Figure 36 V35: South and East on Burdon Lane by Doxford Park

ID	View Extent	Analysis	Recommendation
V31	360 Degree	<p><b>All Directions from Top of Warden Law</b></p> <p>This is the highest elevation in the city, at 174m and offers view not only across Sunderland, but across Northumberland as far as The Cheviot and southwards across Teesside to the North York Moors. The foreground is dominated by gently rolling countryside and include historic features such as the alignment of the Hetton Colliery Railway and two Neolithic cist burials.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled views across this landscape.</p>	Designate within the Draft Allocations and Designations Plan.
V32	180 Degree	<p><b>North from Hangman's Lane, Warden Law</b></p> <p>This view point from Hangmans Lane looks north. It provides views from an elevated point looking over South Sunderland and beyond to the Cleadon Hills, Tyneside and Northumberland, as far as the Cheviot Hills. The foreground is dominated by gently rolling countryside and the main visual features include the city landscape and hills to the north in the background.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled views across this landscape.</p>	Designate within the Draft Allocations and Designations Plan.
V33	180 Degree	<p><b>South from Hangman's Lane, Warden Law</b></p> <p>This viewpoint from Hangmans Lane looks south. It provides views from an elevated point looking over County Durham and across to Teesside and the North York Moors. It provides a view of the elevated landscape features of the Clay Plateau. It looks out onto gently rolling landscape with geometric fields forming the main landscape and visual feature.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled views across this landscape.</p>	Designate within the Draft Allocations and Designations Plan.
V34	180 Degree	<p><b>North West on Murton Lane, by Easington Lane</b></p> <p>This viewpoint predominately looks to the north west. It provides views from an elevated point looking out over rolling countryside, flanked by the Magnesian Limestone escarpment. Beyond Hetton and Houghton, views extend to the Pennines. The main</p>	Designate within the Draft Allocations and Designations Plan.

		<p>landscape visual feature is the lowland landscape with the Pennines forming a distant backdrop.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled views across this landscape.</p>	
V35	180 Degree	<p><b>South and East on Burdon Lane by Doxford Park</b></p> <p>The viewpoint from here is being altered due to the residential development under way immediately to the north. Nevertheless, views remain to the east of undulating countryside and the North Sea. It is a relatively elevated position along Burdon Lane.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998. The eastern aspect of the view is recommended for retention.</p>	Designate within the Draft Allocations and Designations Plan.

Table 17 Clay Plateau: Analysis and Recommendation – Warden Law and Eppleton Moor

### 3g. Coastal Limestone Plateau

5.37 The Coastal Limestone Plateau is located at the eastern part of the Sunderland Administrative Area. It is located in three distinct parts of Sunderland. These three aspects are separate from each other as indicated in Figure 1. The three character areas are: Carley Hill, Tunstall Hills and Burdon to Ryhope.

5.38 The key characteristics of the Coastal Limestone Plateau include the low plateau terrain, incised by narrow steep-sided denes, gently rounded topography of Magnesian Limestone with regular patterns of medium and large-scale fields. There are also significant areas of public open space often associated with settlement fringe development. The landscape is open landscape with relatively few trees, other than ancient ash wood in sheltered denes.

5.39 There are eight views to assess which are set out in the table below.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V36	North from Fulwell Quarries	Carley Hill	Coastal Limestone Plateau
V37	All directions from Silksworth Ski Slope	Tunstall Hills	Coastal Limestone Plateau
V38	North from Tunstall Village on Tunstall Hope Road (SA38.3)	Tunstall Hills	Coastal Limestone Plateau
V39	West and South on Tunstall Hope Road	Tunstall Hills	Coastal Limestone Plateau
V40	All Directions from Maiden Paps, Tunstall Hills	Tunstall Hills	Coastal Limestone Plateau
V41	All Directions from saddle of Tunstall Hills	Tunstall Hills	Coastal Limestone Plateau

V42	North from Burdon Lane towards Tunstall Lodge (SA38.5)	Burdon to Ryhope	Coastal Limestone Plateau
V43	North and East from Burdon Lane towards Ryhope (SA38.5)	Burdon to Ryhope	Coastal Limestone Plateau

Table 18 Key Views to Assess in the Coastal Limestone Plateau

## Carley Hill

5.40 This character area is located in the northern part of the Sunderland Administrative Area. It covers a prominent outcrop of Magnesian Limestone on the urban edge to the north of Sunderland. It comprises the undeveloped area between Fulwell, Marley Potts and the Witherwack areas of the city. Carley Hill's height (it rises to around 75 metres above sea level), forms a visual feature in itself, gently sloping down to the north towards the South Tyneside boundary and Boldon Flats. The Landscape Character Assessment (2015) recommends that the open, undeveloped character of the hill will be protected as part of the essential setting of northern Sunderland, along with the panoramic views which are available from the high ground.



Figure 37 V36: North from Fulwell Quarries

ID	View Extent	Analysis	Recommendation
V36	180 Degree	<p><b>North from Fulwell Quarries (NA30.5)</b></p> <p>This viewpoint looks north across South Tyneside, including Boldon Flats and Cleadon Hills. The undeveloped character of the Fulwell Quarries area provides an essential part of the setting of northern Sunderland, along with the panoramic views which open out to the north.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998. The eastern aspect of the view is recommended for retention.</p>	Designated Within the Draft Allocations and Designations Plan.

Table 19 Coastal Limestone Plateau: Analysis and Recommendation – Carley Hill

## Tunstall Hills

5.41 This character area includes the prominent Magnesian Limestone escarpment and adjacent dene which forms a green corridor in south Sunderland between the residential areas of Hillview and Grangetown to the north and Ryhope, Tunstall and Silksworth to the south. Tunstall Hills rise to 110 metres at the Maiden Paps and form a linear ridge to the north of this area. Much of the remaining character area is low lying. Land cover is a mix of semi-improved grassland and arable land with small to medium fields divided by often sparse hedges. Magnesian Limestone grassland habitat occurs on the Tunstall Hills supporting nationally rare flora and fauna recognised in the SSSI designation. There are also woodlands on steeper slopes, with recently planted woodland on reclaimed land north of Ryhope. West of Silksworth Lane the area becomes more managed.



Figure 38 V37: All directions from Silksworth Ski Slope (SA38.3)



Figure 39 V38: North from Tunstall Village on Tunstall Hope Road (SA38.3)



*Figure 40 V39: West and South on Tunstall Hope Road*



*Figure 41 V40: All directions from Maiden Paps, Tunstall Hills*





Figure 42 V41: All directions from saddle of Tunstall Hills

ID	View Extent	Analysis	Recommendation
V37	360 Degree	<p><b>All directions from Silksworth Ski Slope</b></p> <p>The viewpoint from the top of the ski slope offers views from all directions, northwards to the Cheviot Hills, eastwards to the North Sea, westwards to Penshaw Monument, Hastings Hill and beyond and southwards to Warden Law. In the foreground, different settlements of south Sunderland are seen, together with the settlement break and backdrop of the Tunstall Hills, which are a prominent local landscape feature.</p> <p>The original saved view in the Unitary Development Plan (see V37a) is located to the north of the ski slope and is now restricted by tree growth. This view is no longer supported, with the new 360-degree view to be included from the top of the ski slope.</p>	Designate within the Draft Allocations and Designations Plan.
V38	180 Degree	<p><b>North from Tunstall Village on Tunstall Hope Road</b></p> <p>This view point offers immediate views of the Tunstall Hills and Ancient Semi-Natural Woodland that flanks the hills. This is a prominent local landscape feature.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V39	270 Degree	<p><b>West and South on Tunstall Hope Road</b></p>	Designate within the Draft

		<p>This viewpoint offers views looking predominately to the west and south across the south Sunderland settlement break. It provides an instant contrast to the urban landscape to the north. The view is enhanced by the proximity of the Tunstall Hills immediately to the east. The main landscape features are the hedgerows and gently rolling agricultural fields.</p> <p>It is considered that this new view should be included as it depicts the settlement break and open contrast to an otherwise urban setting.</p>	Allocations and Designations Plan.
V40	360 Degree	<p><b>All Directions from Maiden Paps, Tunstall Hills</b></p> <p>The viewpoint offers 360-degree views of the North Sea, northwards towards the Cheviot Hills, west towards the Penshaw Monument and distant Pennines and southwards to Teesside and the North York Moors. Perhaps most striking is the imposing view across Tunstall and Ashbrooke and the City Centre, beyond.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.
V41	360 Degree	<p><b>All Directions from saddle of Tunstall Hills</b></p> <p>The viewpoint offers 360-degree views of the North Sea, northwards towards the Cheviot Hills, west towards the Penshaw Monument and distant Pennines and southwards to Teesside and the North York Moors. The hills also offer specific local views of the neighbouring settlements of Grangetown, Ryhope and Silksworth.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.

Table 20 Coastal Limestone Plateau: Analysis and Recommendation – Tunstall Hills

## Burdon to Ryhope

5.42 The Burdon to Ryhope character area is located at the south eastern corner of Sunderland Administrative Area occupying generally open agricultural land to the south of Ryhope and Doxford Park and extends into County Durham. This is a changing landscape and forms part of the South Sunderland Growth Area.

5.43 In this area the Magnesian Limestone is not directly exposed but the hard reef limestone of the Ford Formation underlies the high ground in the north of the area rising to 107 metres at Mill Hill near Tunstall and 92 metres at Mill Hill by Ryhope. Both hills, as their shared name suggests were the sites of windmills when the adjacent settlements were rural villages.

5.44 The general coastal slopes are apparent across the rest of the area, which is deeply incised by a series of burns to form a classic Durham coastal dene. Consecutively, named Burdon Dene, Cherry Knowle Dene and Ryhope Dene this is a distinctive feature but largely hidden in the wider landscape. It supports ancient woodland on its steep sides and features a local wildlife site.



*Figure 43 V42: North from Burdon Lane towards Tunstall Lodge*



*Figure 44 V43: North and East from Burdon Lane towards Ryhope*

ID	View Extent	Analysis	Recommendation
V42	180 Degree	<p><b>North from Burdon Lane towards Tunstall Lodge</b></p> <p>The viewpoint looks predominately north looking towards South Sunderland. The main visual features are the agricultural fields. Hedgerows can be seen in the distance which help to set the viewpoint. Nevertheless, these agricultural fields form part of the South Sunderland Growth Area and are earmarked for residential development.</p> <p>From the location identified in the UDP, development will soon transform this viewpoint dramatically and for this reason, this viewpoint is no longer supported.</p>	Do not include within the Draft Allocations and Designations Plan.
V43	270 Degree	<p><b>North and East from Burdon Lane towards Ryhope</b></p> <p>The viewpoint looks predominantly north and east towards Tunstall Hills and the North Sea. The main visual landscape features include the agricultural fields, alongside Burdon Road, telegraph poles and various pepper potted hedges. The development of the South Sunderland Growth Area may impact on northward views to an extent.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.

Table 21 Coastal Limestone Plateau: Analysis and Recommendation

### 3h Urban Limestone Plateau

5.45 The Urban Limestone Plateau character type covers the densely populated urban areas of Sunderland, located on either side of the River Wear and to the east of the A19, enclosed by ridges of slightly higher ground to the north, south and west.

5.46 There are ten-character areas within the wider character type of the Urban Limestone Plateau as defined by the Landscape Character Assessment (2015). However, key views to assess are limited to the following character areas; Hylton Castle, Downhill and Castletown, Southwick, Fulwell, Monkwearmouth, Roker, Ashbrooke, Hillview and Grangetown and South Hylton, Pennywell and Ford.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V44	South across the River Valley from North Hylton Road and Bunny Hill	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau
V45	South across the River Valley from North Hylton Road and Hylton Dene	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau
V46	Northwards across the South Tyneside Green Belt from Witherwack	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau
V47	South from Hylton Lane (Boldon Hill)	Hylton Castle, Downhill and Castletown	Urban Limestone Plateau
V48	East towards coast from Acoustic Mirror at Fulwell	Southwick, Fulwell, Monkwearmouth and Roker	Urban Limestone Plateau
V49	North across Ashbrooke and City Centre from Strawberry Bank	Ashbrooke, Hillview and Grangetown	Urban Limestone Plateau
V50	West towards Penshaw Monument from Chester Road	South Hylton, Pennywell and Ford.	Urban Limestone Plateau

Table 22 Key Views to Assess in the Urban Limestone Plateau

### Hylton Castle, Downhill and Castletown

5.47 This character area is located to the north of the River Wear and encompasses the residential areas of High Southwick, Marley Pots, Hylton Red House, Downhill, Town End Farm, Hylton Castle and Castletown. It is bounded by South Tyneside to the north (Boldon/Downhill landscape character area) and by the limestone gorge and associated industrial areas to the south.

5.48 The underlying landscape within the area consists of gentle undulations and a general slope south from Boldon Downhill towards the River Wear. There are elevated locations in the north of this area with open views looking south across the Wear. The western edge of this area overlies the Magnesian Limestone Escarpment, clearly expressed at Boldon Downhill to the north, and forming the high ground between Downhill and Hylton Red House. Hylton Dene is incised into the limestone below this high point.



Figure 45 V44: South across the River Valley from North Hylton Road and Bunny Hill



*Figure 46 V45: South across the River Valley from North Hylton Road and Hylton Dene*



*Figure 47 V46: Northwards across the South Tyneside Green Belt from Witherwack*



*Figure 48 V47: South from Hylton Lane (Boldon Hill)*

ID	View Extent	Analysis	Recommendation
V44	180 Degree	<p><b>South across the River Valley from North Hylton Road and Bunny Hill</b></p> <p>The view predominately looks down towards Hylton Dene to the River Wear valley, which is dominated by Claxheugh Rock SSSI and outcrop. This elevated viewpoint provides extensive views across north and west Sunderland, as well as across to the Penshaw Monument.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V45	180 Degree	<p><b>South across the River Valley from North Hylton Road and Hylton Dene</b></p> <p>The view predominately looks down towards Hylton Dene and Hylton Castle to the River Wear valley, which is dominated by Claxheugh Rock SSSI and outcrop. This viewpoint provides extensive views across north and west Sunderland, as well as across to Penshaw Monument.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V46	180 Degree	<p><b>Northwards across the South Tyneside Green Belt from Witherwack</b></p> <p>The view point looks north across Boldon Flats and the South Tyneside Green Belt, with views of Cleadon Hills. It also provides views over the Coastal Limestone Plateau at Fullwell Quarry.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V47	180 Degree	<p><b>South from Hylton Lane (Boldon Hill)</b></p> <p>The view predominately looks down towards south across Hylton Dene to the River Wear valley, which is dominated by Claxheugh Rock SSSI and outcrop and across to Penshaw Monument. This elevated viewpoint provides extensive views across north and west Sunderland and also views looking down the Wear Estuary to the Northern Spire bridge.</p> <p>It is considered that this new elevated view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.

Table 23 Urban Limestone Plateau: Analysis and Recommendation – Hylton Castle, Downhill and Castletown

## Southwick, Fulwell, Monkwearmouth and Roker

5.49 This character area covers the densely populated urban area in the north east of Sunderland. To the north of the River Wear, this area encompasses Monkwearmouth, Southwick, Fulwell, Roker and Seaburn. It is a primarily residential area with some commercial and industrial development. The landscape is low-lying with gentle undulations that slope generally east and south from Carley Hill towards the coast and river. The urban landscape contrasts at the city boundary with the Whitburn Moor landscape character area in neighbouring South Tyneside.



Figure 49 V48: East towards coast from Acoustic Mirror at Fulwell

ID	View Extent	Analysis	Recommendation
V48	180 Degree	<p><b>East towards coast from Acoustic Mirror at Fulwell</b></p> <p>The viewpoint relates to the WW1 Acoustic Mirror Scheduled Ancient Monument, which sits eastward facing out to the North Sea.</p> <p>Although the viewpoint is partly affected by allotment buildings, it is considered that the view should be included as it represents the outlook afforded to the Scheduled Monument, whose purpose was to detect enemy attack on Sunderland from the North Sea in WW1.</p>	Designated Within the Draft Allocations and Designations Plan.

Table 24 Urban Limestone Plateau: Analysis and Recommendation – Southwick, Fulwell, Monkwearmouth and Roker

## Ashbrooke, Hillview and Grangetown

5.50 This area lies to the south of the city centre, extending as far as the Tunstall Hills. It includes residential suburbs, as well as some significant open spaces. This area lies over gently undulating ground, which slopes down from higher land along the Tunstall Hills and Humbledon Hill in the south and west, towards the city centre and the coast.



Barnes Burn and Hendon Burn both flow above ground for short sections through this area, though are culverted along most of their length. The burns form the spines of Barnes Park and Backhouse Park respectively.



Figure 50 V49: North across Ashbrooke and City Centre from Strawberry Bank

ID	View Extent	Analysis	Recommendation
V49	180 Degree	<p><b>North across Ashbrooke and City Centre from Strawberry Bank</b></p> <p>As Strawberry Bank begins to descend northwards, this viewpoint provides a panoramic view across the wooded neighbourhood of Ashbrooke Conservation Area and beyond to the City Centre.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.

Table 25 Urban Limestone Plateau: Analysis and Recommendation – Ashbrooke, Hillview and Grangetown

### South Hylton, Pennywell and Ford

5.51 This character area is located to the south of the River Wear and encompasses the residential areas of South Hylton, Pennywell and the Ford housing estate. It is bounded by the River Wear and industrial areas of Pallion to the north, the A19 to the west and by the A183 Chester Road to the south. To the east the boundary is less distinct but follows the change from older terraced housing to more recent development.



Figure 51 V50: West towards Penshaw Monument from Chester Road

ID	View Extent	Analysis	Recommendation
V50	180 Degree	<p><b>West towards Penshaw Monument from Chester Road</b></p> <p>Chester Road provides a major arterial route into and out of the City Centre. Though urban in nature, the road is flanked by trees at Pennywell/Grindon and provides glimpses of the Magnesian Limestone escarpment in the near distance. Nevertheless, the views are no longer as significant as the verge-side trees have matured and block out much of the original 1998 views.</p> <p>As such, it is considered that this original UDP viewpoint should no longer be supported.</p>	Do not include within the Draft Allocations and Designations Plan.

Table 26 Urban Limestone Plateau: Analysis and Recommendation – Ashbrooke, Hillview and Grangetown

### 3i Urban Limestone Gorge

5.52 The landscape character area is located where the River Wear cuts through the Magnesian Limestone plateau to reach the coast, passing through the built-up area of Sunderland. The key visual characteristics include the deep sided incised river gorge, exposed Magnesian Limestone geology, natural river banks as well as a series of bridges. There is only one-character area within the Urban Limestone Gorge character area called the River Wear Gorge.

5.53 In total there are sixteen views to assess which are set out in the table below.

ID	View/ Vista Name	Landscape Character Area	Landscape Character Type
V51	North from Claxheugh Riverside across the River Wear valley	River Wear Gorge	Urban Limestone Gorge
V52	East from Claxheugh Riverside across the River Wear valley	River Wear Gorge	Urban Limestone Gorge
V53	East from Deptford across the River Wear valley	River Wear Gorge	Urban Limestone Gorge

V54	North from Festival Park riverside across the River Wear valley	River Wear Gorge	Urban Limestone Gorge
V55	North from Panns Bank across River Wear Estuary towards St Peter's	River Wear Gorge	Urban Limestone Gorge
V56	North East along the River Wear Estuary towards the National Glass Centre	River Wear Gorge	Urban Limestone Gorge
V57	West along the River Wear valley From the Queen Alexandra Bridge	River Wear Gorge	Urban Limestone Gorge
V58	East along the River Wear valley from the Queen Alexandra Bridge	River Wear Gorge	Urban Limestone Gorge
V59	West along the River Wear valley from Northern Spire Bridge	River Wear Gorge	Urban Limestone Gorge
V60	East along the River Wear valley from Northern Spire Bridge	River Wear Gorge	Urban Limestone Gorge
V61	North and East across River Wear valley towards Stadium of Light from Festival Park viaduct	River Wear Gorge	Urban Limestone Gorge
V62	North and East along River Wear valley towards Stadium of Light and Wearmouth Bridge from Riverside Sunderland	River Wear Gorge	Urban Limestone Gorge
V63	West from High Street East towards Wearmouth Bridge	River Wear Gorge	Urban Limestone Gorge
V64	South across the River Wear valley and Stadium of Light from Southwick	River Wear Gorge	Urban Limestone Gorge
V65	West along the River Wear valley from Wearmouth, Bridge	River Wear Gorge	Urban Limestone Gorge
V66	East along the River Wear estuary from Wearmouth Bridge	River Wear Gorge	Urban Limestone Gorge

Table 27 Key Views to Assess in the Urban Limestone Gorge



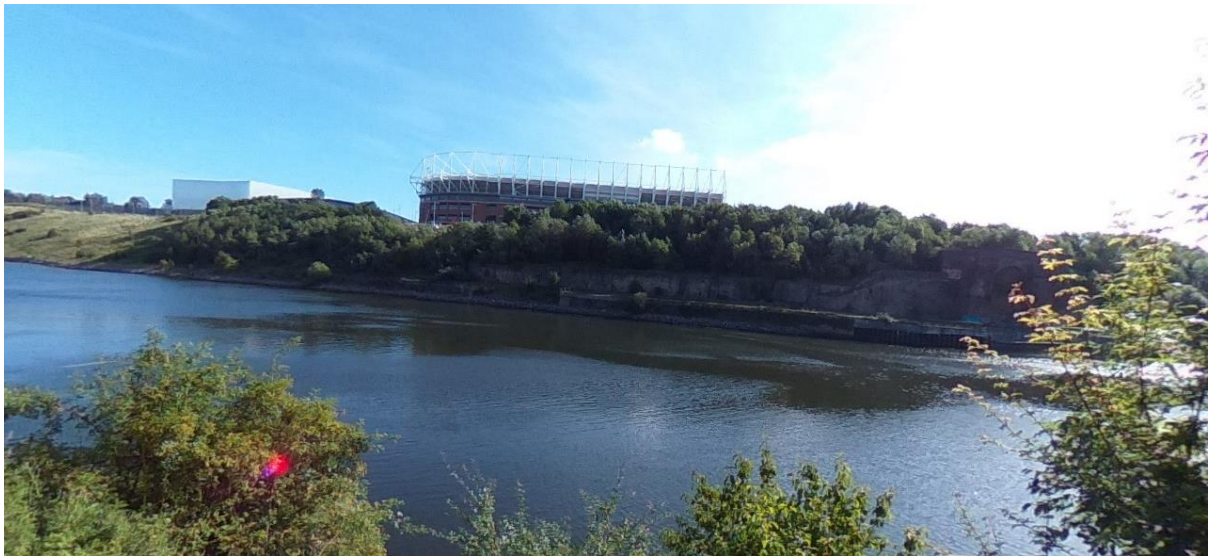
Figure 52 V51: North from Claxheugh Riverside across the River Wear valley



*Figure 53 V52: East from Claxheugh Riverside across the River Wear valley*



*Figure 54 V53: East from Deptford across the River Wear valley*



*Figure 55 V54: North from Festival Park riverside across the River Wear valley*



*Figure 56 V55: North from Panns Bank across River Wear Estuary towards St Peter's*



*Figure 57 V56: North East along the River Wear Estuary towards the National Glass Centre*



*Figure 58 V57: West along the River Wear valley from the Queen Alexandra Bridge*



*Figure 59 V58: East along the River Wear valley from the Queen Alexandra Bridge*



*Figure 60 V59: West along the River Wear valley from Northern Spire Bridge*



*Figure 61 V60: East along the River Wear valley from Northern Spire Bridge*



*Figure 62 V61: North and East across River Wear valley towards Stadium of Light from Festival Park viaduct*





*Figure 63 V62: North and East along River Wear valley towards Stadium of Light and Wearmouth Bridge from Riverside Sunderland*



*Figure 64 V63: West from High Street East towards Wearmouth Bridge*



*Figure 65 V64: South across the River Wear valley and Stadium of Light from Southwick*



*Figure 66 V65 West along the River Wear valley from Wearmouth Bridge*



Figure 67 V66: East along the River Wear estuary from Wearmouth Bridge

ID	View Extent	Analysis	Recommendation
V51	180 Degree	<p><b>North from Claxheugh Riverside across the River Wear valley</b></p> <p>The open viewpoint predominately looks across the River Wear, saltmarsh and mudflats, and towards Hylton Riverside business park. The north bank is predominantly tree lined.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V52	180 Degree	<p><b>East from Claxheugh Riverside across the River Wear valley</b></p> <p>The viewpoint looks downstream along the River Wear Estuary. The main visual features are the river with mudflats and both sides of the river banks visible, flanked on the south by the imposing Claxheugh Rock SSSI.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V53	180 Degree	<p><b>East from Deptford across the River Wear valley</b></p> <p>The viewpoint looks downstream towards Sheepfolds and the Wearmouth Bridges. This is a pleasant view, but more limited in aspect at river level.</p> <p>A more striking viewpoint is from the nearby viaduct across Festival Park, offering a similar but enhanced view not only downstream but also upstream and</p>	Do not include within the Draft Allocations and Designations Plan.

		across at the Stadium of Light. For this reason, this UDP viewpoint is no longer supported.	
V54	180 Degree	<p><b>North from Festival Park riverside across the River Wear valley</b></p> <p>The viewpoint looks north across to Stadium of Light and downstream towards Sheepfolds and the Wearmouth Bridges. This is a pleasant view, but more limited in aspect at river level.</p> <p>More striking viewpoints are from the nearby viaduct across Festival Park and at the cliff top at Riverside Sunderland, which offer a similar but enhanced view not only downstream but also upstream and across at the Stadium of Light. For this reason, this UDP viewpoint is no longer supported.</p>	Do not include within the Draft Allocations and Designations Plan.
V55	180 Degree	<p><b>North from Panns Bank across River Wear Estuary towards St Peter's</b></p> <p>The viewpoint looks across the River Wear Estuary, with the Wearmouth Bridges to the west, and St Peter's and National Glass Centre and Fish Quay further east.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V56	180 Degree	<p><b>North East along the River Wear Estuary towards the National Glass Centre</b></p> <p>The viewpoint over looks predominantly north east overlooking the Wear Estuary and mouth of the river, including views of the Fish Quay, National Glass Centre, Port of Sunderland and Yacht Club.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V57	180 Degree	<p><b>West along the River Wear valley From the Queen Alexandra Bridge</b></p> <p>The viewpoint provides a view looking west along the river from an elevated position from the Queen Alexandra Bridge. There are extended views of the River Wear valley, which includes Northern Spire Bridge, Claxheugh Rock SSSI, woodland, as well as protected mudflats and saltmarsh.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V58	180 Degree	<p><b>East along the River Wear valley from the Queen Alexandra Bridge</b></p>	Designate within the Draft

		<p>The viewpoint provides a view looking east along the river from an elevated position from the Queen Alexandra Bridge. There are extended views of the Estuary, including landmark buildings such as the former Webster's Ropery and the Stadium of Light.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Allocations and Designations Plan.
V59	180 Degree	<p><b>West along the River Wear valley from Northern Spire Bridge</b></p> <p>The viewpoint provides a view looking west along the river from an elevated position from the Northern Spire Bridge. There are extended views of the River Wear valley, which includes the wreck of the Cretehauser, Claxheugh Rock SSSI, woodland, as well as protected mudflats and saltmarsh.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.
V60	180 Degree	<p><b>East along the River Wear valley from Northern Spire Bridge</b></p> <p>The viewpoint provides a view looking east along the river from an elevated position from the Northern Spire Bridge. There are extended views of the Estuary, including landmark buildings such as the Queen Alexandra Bridge, former Webster's Ropery and the Stadium of Light.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.
V61	180 Degree	<p><b>North and East across River Wear valley towards Stadium of Light from Festival Park viaduct</b></p> <p>The viewpoint provides an elevated view of the River Wear valley, with Festival Park in the foreground, Stadium of Light opposite and steep gorge to the east leading to the Wearmouth Bridges.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	Designate within the Draft Allocations and Designations Plan.
V62	180 Degree	<p><b>North and East along River Wear valley towards Stadium of Light and Wearmouth Bridge from Riverside Sunderland</b></p> <p>The viewpoint looks north and east from an elevated position across to the Stadium of Light and Sheepfolds and downstream towards the Wearmouth Bridges.</p>	Designate within the Draft Allocations and Designations Plan.

		<p>It is considered that this new view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	
V63	180 Degree	<p><b>West from High Street East towards Wearmouth Bridge</b></p> <p>The viewpoint provides a view looking west. Views of both sides of the River Wear can be identified, flanked by the Fish Quay, St Peter Church, University Campus, National Glass Centre and leading up to the Wearmouth Bridge.</p> <p>It is considered that this new view should be included as it provides significant and unspoiled local and long-distance views across the area.</p>	Designated within the Draft Allocations and Designations Plan.
V64	180 Degree	<p><b>South across the River Wear valley and Stadium of Light from Southwick</b></p> <p>The elevated viewpoint looks south west from Queens Road. Views of the southern Limestone Gorge can be provided looking towards the City Centre. In the foreground is Thirlwell Bank and Liebherr Engineering and further west is the Queen Alexandra Bridge.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V65	180 Degree	<p><b>West along the River Wear valley from Wearmouth, Bridge</b></p> <p>The viewpoint looks west along the River Wear. The elevated position provides an immediate view of the Grade II listed Monkwearmouth Railway Bridge.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V66	180 Degree	<p><b>East along the River Wear estuary from Wearmouth Bridge</b></p> <p>The viewpoint looks east along the River Wear Estuary. The elevated position provides a panoramic view of St Peter's, the East End and Fish Quay and beyond to the piers.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.

Table 28 Urban Limestone Gorge: Analysis and Recommendation – River Wear Gorge

### 3j Limestone Coast

- 5.54 The Limestone Coast 'character type' is located along the North Sea coast of Sunderland from the north administrative boundary at South Bents to the southern boundary at Ryhope Dene. It includes the foreshore, coastal strip and the developed seascape of Sunderland Harbour. The key characteristics of the Limestone Coast include: the narrow coastal landscape facing the North Sea, sand shingle beaches with extensive areas of rocky foreshore, low eroded clay cliffs, coastal development include the extensive harbour works at the mouth of the Wear, coastal grassland hinterland in undeveloped areas. Much of Sunderland's coastline is internationally protected for flora and fauna.
- 5.55 There are three character areas within the Limestone Coast; North Sunderland Coast Sunderland Harbour and Docks as well as South Sunderland Coast. There are five views to assess, which are set out in the table below. These views are located in the North Sunderland Coast and South Sunderland Coast character areas.

<b>Table 29: Key Views to Assess in the Urban Limestone GorgeID</b>	<b>View/ Vista Name</b>	<b>Landscape Character Area</b>	<b>Landscape Character Type</b>
V67	Sea views along the Seaburn/ Whitburn Bents frontage	North Sunderland Coast	Limestone Coast
V68	Sea views Along the Roker/Seaburn frontage	North Sunderland Coast	Limestone Coast
V69	Sea views Along the Roker Pier frontage	North Sunderland Coast	Limestone Coast
V70	Sea views along the Hendon/ Grangetown coastline	South Sunderland Coast	Limestone Coast
V71	Sea views along the Ryhope coastline	South Sunderland Coast	Limestone Coast

*Table 29 Key Views to Assess in the Urban Limestone Gorge*

#### North Sunderland Coast

- 5.56 This character area covers a stretch of coast running from South Bents at the administrative area boundary, to Roker Pier at Sunderland Harbour. It continues northward into the South Tyneside coast. The foreshore of this stretch of coast forms a sandy beach stretching from Whitburn in South Tyneside and south to Sunderland Harbour. The sand is interrupted only by the wave-cut platform at Parsons Rocks and by further exposed rock at its northern end. The hinterland in this area is low lying, rising to no more than 15m above sea level, with shallow cliffs at Roker. The Magnesian Limestone 'cannonball rock' is found at Roker Cliffs.



Figure 68 V67: Sea views along the Seaburn/Whitburn Bents Frontage



Figure 69 V68: Sea views Along the Roker/Seaburn frontage

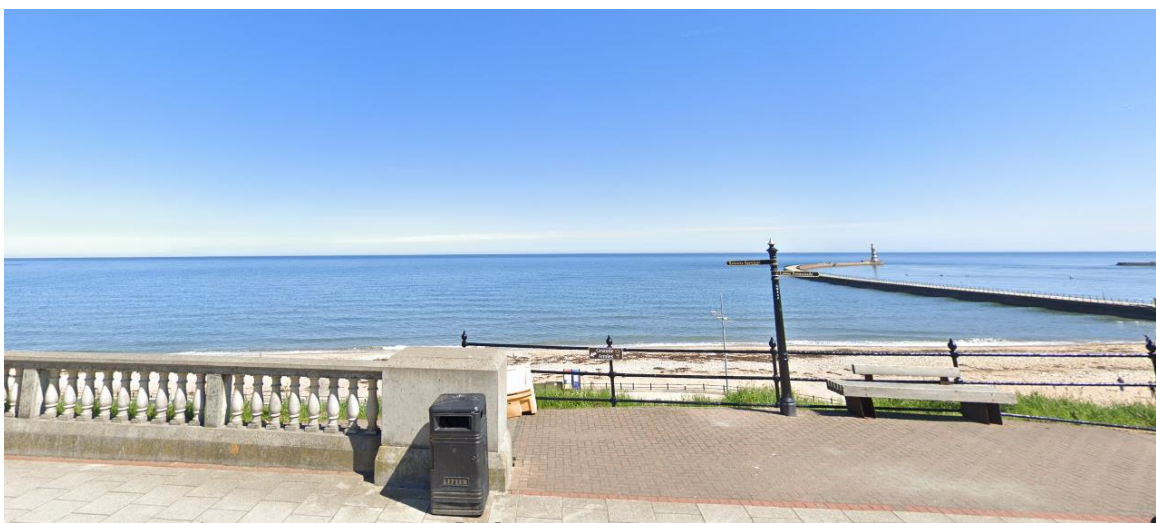


Figure 70 V69: Sea views along the Roker Pier frontage



ID	View Extent	Analysis	Recommendation
V67	180 Degree	<p><b>Sea Views along the Seaburn/Whitburn Bents frontage</b></p> <p>The viewpoint looks out across the beach and North Sea and includes rocky foreshore to the west and examples of dune system. The main visual feature is the North Sea.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the Draft Allocations and Designations Plan.
V68	180 Degree	<p><b>Sea views Along the Roker/Seaburn frontage</b></p> <p>The viewpoint looks out across the North Sea and along the beaches to the north and south past the lighthouse to the North Pier. The main visual feature is the North Sea.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the emerging Allocations and Designations
V69	180 Degree	<p><b>Sea views Along the Roker Pier frontage</b></p> <p>The viewpoint looks out across the North Sea and includes both piers as well as Seaburn and Roker beaches. The visual features are predominantly the North Sea.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designated Within the emerging Allocations and Designations

Table 30 Limestone Coast: Analysis and Recommendation – North Sunderland Coast

## South Sunderland Coast

- 5.57 This character area includes the generally undeveloped coastal strip which runs from Hendon Beach at the south end of the docks, to the Council boundary at Ryhope Dene in the south. It includes areas of coastal grassland between the shore and the railway line.
- 5.58 South of the docks, the coastal strip is largely undeveloped. The foreshore comprises sand and shingle beaches with extensive wave-cut platforms. This is backed by low cliffs which rise gradually to the south to around 25m above sea level. The Magnesian Limestone is exposed in these cliffs, topped by thick layers of clay. The cliffs are heavily eroded in places, resulting in shallow caves, natural arches and sea stacks at Pincushion Rocks. In areas with less limestone and more clay, the cliffs are eroding at rates of up to 80cm per year. The Landscape Character Assessment (2015) notes that the panoramic views along the coast and out to sea, combined with the lack of trees, give an open exposed character. The coastline is internationally protected for flora and fauna and forms part of the Durham Heritage Coast.



*Figure 71 V70: Sea views along the Hendon/Grangetown coastline*



*Figure 72 V71: Sea views along the Ryhope coastline*

ID	View Extent	Analysis	Recommendation
V70	180 Degree	<p><b>Sea views along the Hendon/Grangetown coastline</b></p> <p>The viewpoint looks out to the North Sea, with longer distance views northwards towards the port of Sunderland and southwards into County Durham. The visual features are predominantly the North Sea.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designated Within the Draft Allocations and Designations Plan.
V71	180 Degree	<p><b>Sea views along the Ryhope coastline</b></p> <p>The viewpoint looks out to the North Sea, with longer distance views northwards towards the port of Sunderland and southwards into County Durham. The visual features are predominantly the North Sea.</p> <p>The view is a saved Unitary Development Plan viewpoint which was adopted in 1998 and should be retained.</p>	Designate within the emerging Allocations and Designations

Table 31 Limestone Coast: Analysis and Recommendation – South Sunderland Coast

## 6. Conclusion

- 6.1 This report has provided an assessment of all proposed key views in Sunderland. This included an analysis of existing viewpoints identified through saved Policies of the UDP and also consideration of new viewpoints. It has recommended that 64 views are incorporated into the draft Sunderland Allocations and Designations Plan (See Figure 70). These designations, once adopted, will link to the existing views policy set out Core Strategy and Development Plan Policy NE11: Creating and Protecting Views.

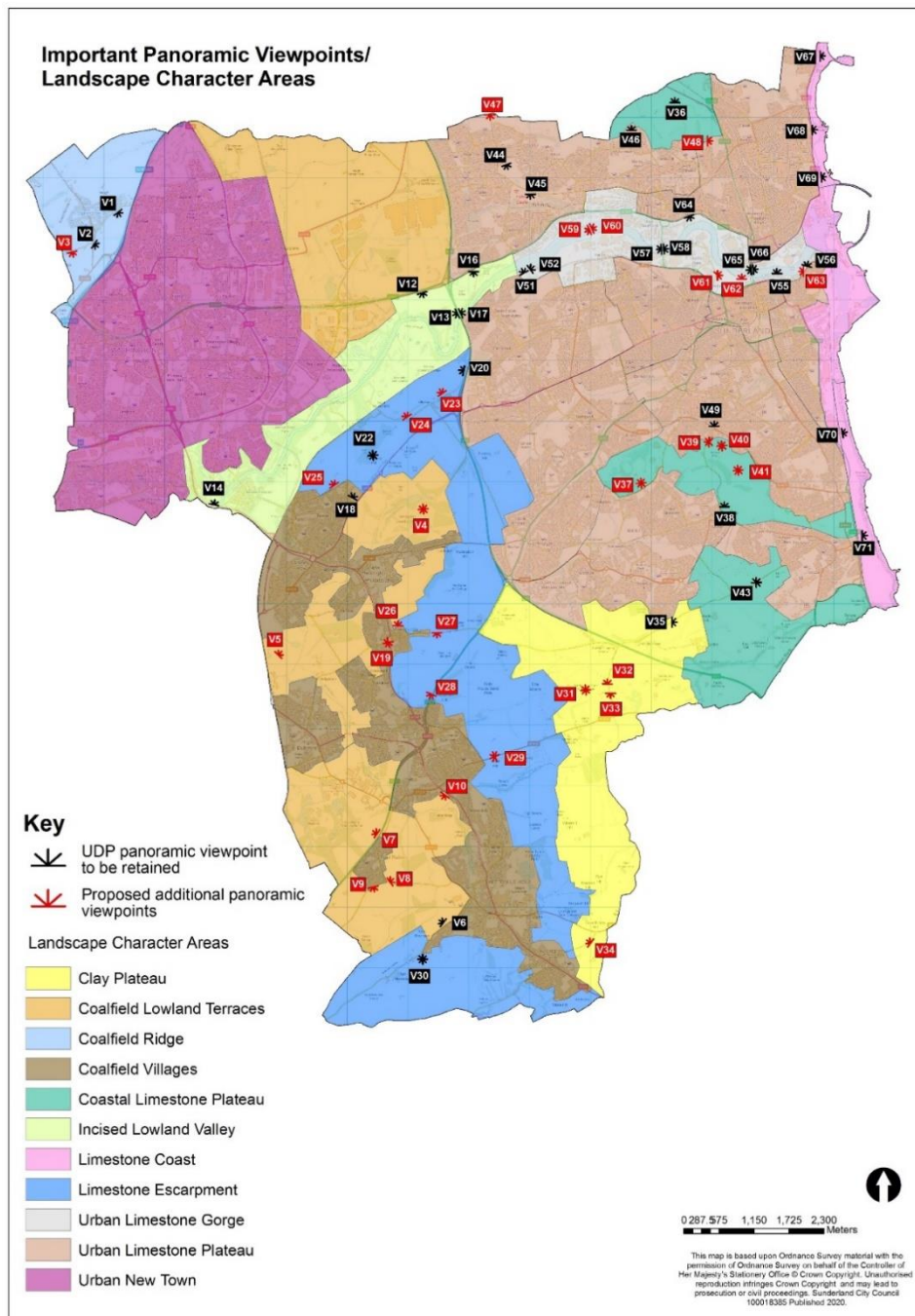


Figure 73 Recommended panoramic viewpoints for inclusion in the Allocations and Designations Plan

