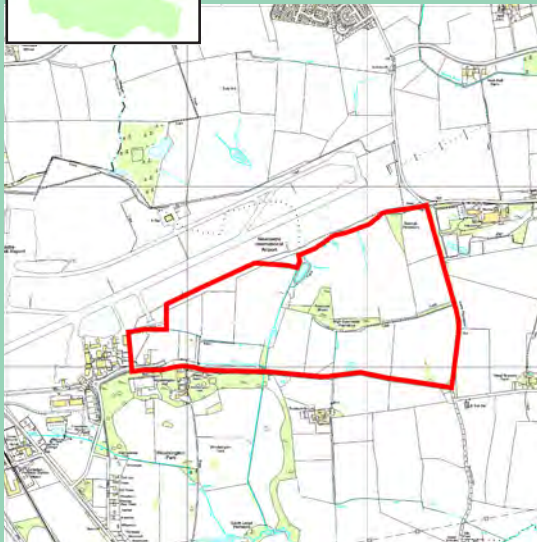


Newcastle Character Assessment: Rural Areas

Area E 30:

South of Airport

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1. GENERAL DESCRIPTION:

Generally traditional informal agricultural landscape of trees and hedges (some hedgerow trees and some woodland blocks), set in rolling landscape but adjacent to (and strongly under influence of) airport; average condition and ecology value, but weak/ average heritage.

2. **Quality rating** - Neutral (14/27) **Character strength** - Strong (18/26)
Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures:	Primary	- None
	Secondary	- None
Heritage:	Primary	- None
	Secondary	- None
Land Cover:	Primary	- Farming
	Secondary	- Grassland
Farming - Enclosure:	Primary	- Hedges
	Secondary	- Fences

Notes: Gappy and largely unmaintained hedges and some trees

Farming - Crops:	Primary	- Arable
	Secondary	- Pasture
Woodland/ Trees:	Primary	- Clumps
	Secondary	- Hedgerow trees

Hydrology:	Primary	- None
	Secondary	- Pond; Drainage ditch

Notes: Ditches and lagoons associated with adjacent airport (surface water storage/ treatment)

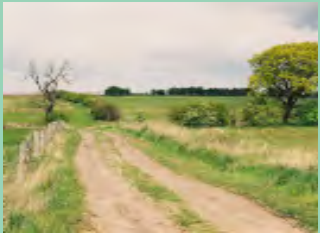
Communications:	Primary	- Trunk road; Unclassified/ Lane; Airport
	Secondary	- None

4. Predominant adjacent landscape features:

Primary	- Agricultural; Airport
Secondary	- Woodland/ Parkland; Office/ Business

Newcastle Character Assessment: Rural Areas

Area E 30: South of Airport



5. Landmarks and views within the area:

Positive

- Foxcover woods

Neutral

- None

Negative

- Incomplete development area to west, left unmanaged

6. Landmarks and views outside the area:

Positive

- Woosington Hall and parkland

Neutral

- Newcastle Airport

Negative

- Springvale factory

7. Local detail and character:

- Broadly traditional agricultural landscape of informally shaped fields with hedgerows and some hedgerow trees, along with some (both old and recent) blocks of planting; includes some water features associated with airport runoff treatment, so netted lagoons, etc.

8. Character Elements:

Scale - Small/ Medium

Enclosure - Open

Variety - Simple

Harmony - Balanced

Movement - Quiet/ Busy

Texture - Managed/ Rough

Colour - Muted

Rarity - Ordinary

Security - Safe

Stimulus - Bland

Pleasure - Pleasant

General Condition - Average

9. Heritage Value:

- Weak/ Average

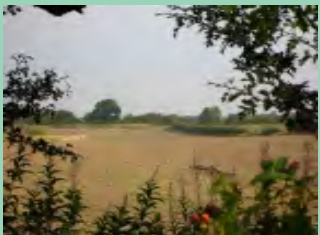
10. Ecology Value:

- Average

Notes: SNCI (Foxcover woods); 2 SLCI; Wildlife corridor

Newcastle Character Assessment: Rural Areas

Area E 30: South of Airport



11. Topography:

General groundform

- Rolling

Aspect

- North; South

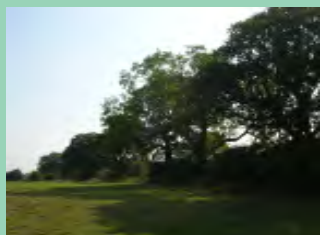
Local Topographical Name

- None

12. Additional comments:

Newcastle Character Assessment: Rural Areas

Area E 30: South of Airport: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Woodland plantations	Retain woodland cover	Drain or pollute the	Refer to TPO 8/95
Hedges and hedgerow trees	Habitat creation and improvement	marshy area and stream at Dinnington Road fen	Refer to Green Belt policy and guidance
Dinnington Road fen			Noise and disturbance from the airport
			Refer to Civil Aviation Authority restrictions and Newcastle Airport Birdstrike

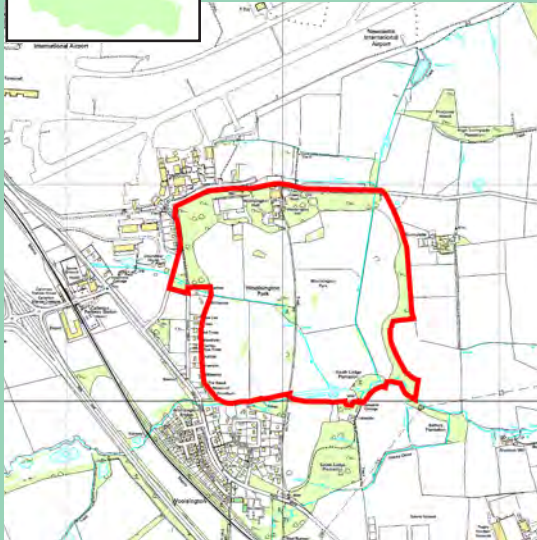
Newcastle Character Assessment: Rural Areas

Area E 31:

Woolsington Park



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1. GENERAL DESCRIPTION:

Classic English Romantic Capability Brown style parkland landscape with wooded perimeter and clumps of trees in an otherwise relatively open landscape setting and overlooked by the modest hall at the top of the gentle south facing slope; very pleasant spot (although future uncertain); average condition, but strong ecology and heritage value.

2. **Quality rating** - Positive (24/27) **Character strength** - Strong (24/26)
Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures:

Primary - Farm buildings

Secondary - None

Heritage:

Primary - Country house

Secondary - Vernacular buildings; Rigg & furrow

Notes: Woolsington Hall and associated outbuildings. Some rigg and furrow to eastern field.

Land Cover:

Primary - Farming; Designed parkland

Secondary - None

Farming - Enclosure:

Primary - Fences

Secondary - Walls

Notes: Some stone walls to boundaries; Internal field divisions mainly post and wire fences; No hedges.

Farming - Crops:

Primary - Arable

Secondary - Pasture

Woodland/ Trees:

Primary - Deciduous woodland; Clumps

Secondary - Isolated trees

Notes: Woodland bounds and encloses the park in an informal variable- width band, with lots of mature trees, especially beech

Hydrology:

Primary - Stream

Secondary - Pond

Communications:

Primary - None

Secondary - Unclassified/ Lane

Notes: Adjacent to airport

Newcastle Character Assessment: Rural Areas

Area E 31: Woolsington Park



4. Predominant adjacent landscape features:

- Primary** - Agricultural; Airport
Secondary - Woodland/ Parkland; Residential; Office/ Business

5. Landmarks and views within the area:

- Positive** - Woolsington Hall and outbuildings; Woolsington Park - internal views of Brownian pastoral landscape
Neutral - None
Negative - None

6. Landmarks and views outside the area:

- Positive** - Middle Drive houses
Neutral - Woolsington Village
Negative - Airport; Falcons/ Bullocksteads

7. Local detail and character:

- Arcadian landscape of clumps of trees in open parkland setting on gentle south facing slope to Ouseburn; high proportion of mature and very large trees especially beech; Ha-Ha and estate railings in places.

8. Character Elements:

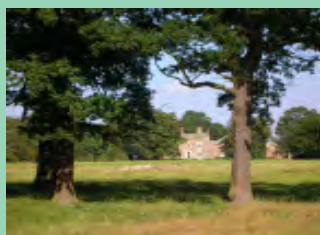
- | | | | |
|-----------------|-----------------|--------------------------|-----------------------------|
| Scale | - Medium/ Large | Enclosure | - Enclosed/ Open |
| Variety | - Simple | Harmony | - Harmonious |
| Movement | - Dead/ Quiet | Texture | - Managed |
| Colour | - Muted | Rarity | - Unusual |
| Security | - Comfortable | Stimulus | - Interesting/ Invigorating |
| Pleasure | - Beautiful | General Condition | - Average |

9. Heritage Value: - Strong

Notes: Brownian landscape probably more significant than Hall itself; Registered historic park

Newcastle Character Assessment: Rural Areas

Area E 31: Woolsington Park



10. Ecology Value: - Strong

Notes: Stream, mature woodland, (former) lake (silted up) etc; SLCI woods to perimeter; wildlife corridors to all boundaries

11. Topography:

General groundform - Gentle slope

Aspect - South

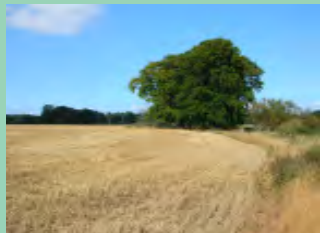
Local Topographical Name - Ouseburn Valley

12. Additional comments:

Hall (and grounds) have been neglected recently and future of area is uncertain (although designated historic

Newcastle Character Assessment: Rural Areas

Area E 31: Woolsington Park: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
<p>Designed landscaped parkland in the style of Lancelot "Capability" Brown</p>	<p>Retain woodland cover</p>	<p>Culvert the streams</p>	<p>Refer to TPO 8/95</p>
<p>Registered Historic Park and Garden (Grade II)</p>	<p>Protect veteran and other special trees</p>	<p>Allow continued neglect of buildings, woodlands and boundaries</p>	<p>Refer to Green Belt policy and guidance</p>
<p>Encircling woodland plantations with individual parkland trees and copses</p>	<p>Habitat creation and improvement</p>		<p>Refer to "The Historic Parks and Gardens of Tyne and Wear" Fiona Green</p>
<p>Veteran trees and exotic specimen trees</p>			<p>Refer to Civil Aviation Authority restrictions and Newcastle Airport Birdstrike</p>
<p>River Ouseburn, a small tributary stream and Woolsington Lake</p>			
<p>Listed country house</p>			
<p>Rigg and Furrow</p>			
<p>Area of local wildlife importance (SLCI)</p>			

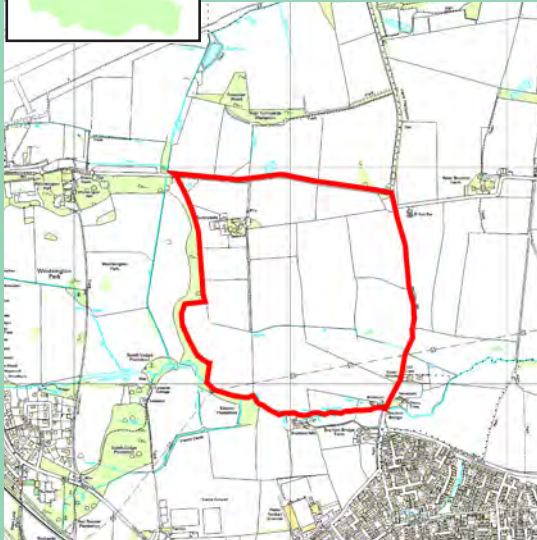
Newcastle Character Assessment: Rural Areas

Area E 32:

Sunnyside



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1. GENERAL DESCRIPTION:

Broadly traditional agricultural landscape of informal fields and hedges (some trees) on south facing gentle slope towards the Ouseburn streamline; pylon line intrudes; average condition, ecology and heritage value.

2. Quality rating - Neutral (17/27) Character strength - Strong (18/26) Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures: **Primary** - Farm buildings; Pylons

Secondary - None

Heritage: **Primary** - Vernacular buildings

Secondary - None

Land Cover: **Primary** - Farming

Secondary - None

Farming - Enclosure: **Primary** - Hedges

Secondary - Fences

Notes: Generally very gappy hedges; Very tall dense hedge to north boundary

Farming - Crops: **Primary** - Arable

Secondary - Pasture

Woodland/ Trees: **Primary** - Hedgerow trees

Secondary - Clumps

Hydrology: **Primary** - None

Secondary - Stream

Notes: To south boundary, and small stream to west boundary and then across site

Communications: **Primary** - Distributor

Secondary - Unclassified/ Lane

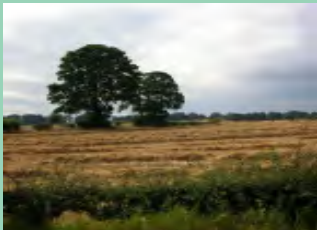
4. Predominant adjacent landscape features:

Primary - Agricultural

Secondary - Woodland/ Parkland

Newcastle Character Assessment: Rural Areas

Area E 32: Sunnyside



5. Landmarks and views within the area:

Positive

- Sunnyside Farm buildings (Victorian stone built) and associated trees; Gateway piers to Brunton Lane

Neutral

- None

Negative

- Pylon line to south

6. Landmarks and views outside the area:

Positive

- Woolsington Hall woodland/ parkland to west

Neutral

- Airport to north west

Negative

- Kingston Park to south east

7. Local detail and character:

- Broady traditional agricultural landscape of informal field pattern with (gappy) hedges (some field boundaries appear to have been removed) and some hedgerow trees.

8. Character Elements:

Scale - Medium

Enclosure - Open

Variety - Simple

Harmony - Balanced

Movement - Quiet

Texture - Managed

Colour - Muted

Rarity - Ordinary

Security - Safe

Stimulus - Interesting

Pleasure - Pleasant

General Condition - Average

9. Heritage Value:

- Average

10. Ecology Value:

- Average

Notes: Stream at boundaries and across centre; SLCI woods to west and south; Wildlife corridor to south

11. Topography:

General groundform - Gentle slope

Aspect - South

Local Topographical Name - Ouseburn Valley

Newcastle Character Assessment: Rural Areas

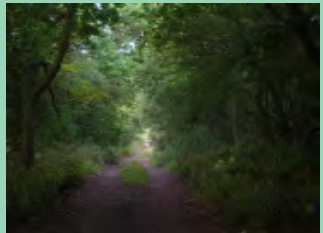
Area E 32: Sunnyside



12. Additional comments:

Newcastle Character Assessment: Rural Areas

Area E 32: Sunnyside: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
<p>Hedges and hedgerow trees</p> <p>River Ouseburn</p>	<p>Retain trees</p> <p>Habitat creation and improvement</p>	<p>Veteran trees</p>	<p>Refer to TPO 8/95</p> <p>Refer to Green Belt policy and guidance</p> <p>Noise and disturbance from the airport</p> <p>Refer to Civil Aviation Authority restrictions and Newcastle Airport Birdstrike</p>

Newcastle Character Assessment: Rural Areas

Area E 33:

South Lodge

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1. GENERAL DESCRIPTION:

Designed parkland landscape of blocks of mature broadleaved woodland framing areas of agricultural land, and with some specimen trees and clumps; although close to village and urban fringe the area feels rural and verdant; generally average condition although some areas showing signs of neglect; strong ecology and heritage value.

2. **Quality rating** - Positive (22/27) **Character strength** - Strong (23/26)
Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures:	Primary	- None
	Secondary	- Pylons
Heritage:	Primary	- None
	Secondary	- None
Land Cover:	Primary	- Farming; Designed parkland
	Secondary	- None
Farming - Enclosure:	Primary	- Walls; Fences; Hedges
	Secondary	- None

Notes: Stone walls to south; formal beech hedge to west; Others fenced/ hedged/more or less open

Farming - Crops:	Primary	- Arable
	Secondary	- Pasture

Notes: Pasture (to west) appears unmaintained

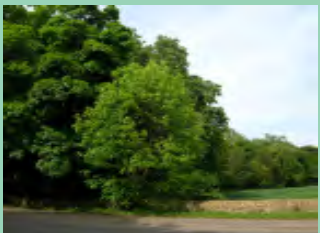
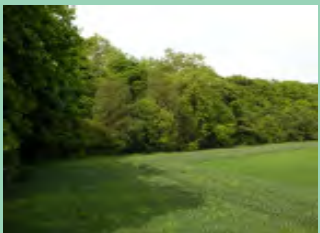
Woodland/ Trees:	Primary	- Deciduous woodland
	Secondary	- Hedgerow trees; Clumps; Isolated trees

Hydrology:	Primary	- Stream
	Secondary	- Drainage ditch

Communications:	Primary	- Distributor; Residential; Unclassified/ Lane
	Secondary	- None

Newcastle Character Assessment: Rural Areas

Area E 33: South Lodge



4. Predominant adjacent landscape features:

- Primary** - Agricultural
Secondary - Residential; Leisure
Notes: Leisure - sports pitches, etc to south (including Falcons Stadium)

5. Landmarks and views within the area:

- Positive* - Central mature woodland block
Neutral - None
Negative - None

6. Landmarks and views outside the area:

- Positive* - Woolsington village; Woolsington Park
Neutral - Falcons Stadium; Kingston Park; Newcastle Airport
Negative - None

7. Local detail and character:

- Designed parkland landscape with mature woodland (and veteran trees) containing the areas of agricultural land. Stone boundary wall (roughly squared & triangular coping) and piers to south.

8. Character Elements:

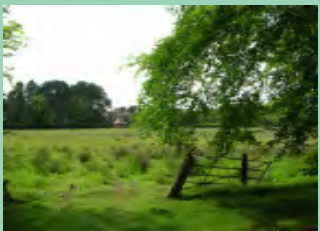
- | | | | |
|-----------------|---------------------|--------------------------|---------------------|
| Scale | - Small/ Medium | Enclosure | - Enclosed |
| Variety | - Simple | Harmony | - Harmonious |
| Movement | - Dead/ Quiet | Texture | - Managed |
| Colour | - Muted | Rarity | - Ordinary/ Unusual |
| Security | - Comfortable/ Safe | Stimulus | - Interesting |
| Pleasure | - Beautiful | General Condition | - Average |

9. Heritage Value: - Strong

Notes: Part of Capability Brown style landscape for Woolsington Hall, with half part of the designated historic park

Newcastle Character Assessment: Rural Areas

Area E 33: South Lodge



10. Ecology Value: - Strong

Notes: Large areas of mature woodland including veteran trees (and fallen trees); SLCI woodland; convergence of 2 wildlife corridors

11. Topography:

General groundform - Flat

Aspect - None

Local Topographical Name - None

12. Additional comments:

Newcastle Character Assessment: Rural Areas

Area E 33: South Lodge: Area Guidance



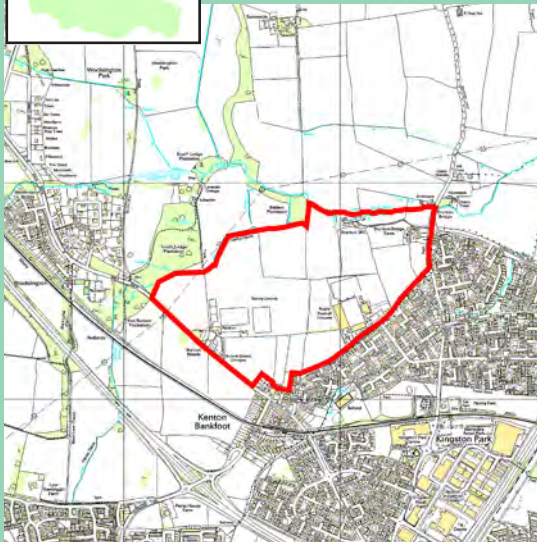
Strengths / opportunities	Do's	Don'ts	Comments
<p>Designed landscaped parkland in the style of Lancelot "Capability" Brown</p>	<p>Retain woodland cover</p> <p>Habitat creation and improvement</p>		<p>Refer to TPO 8/95</p>
<p>Registered Historic Park and Garden (Grade II)</p>			<p>Refer to Green Belt policy and guidance</p>
<p>Woodland plantations</p>			<p>Refer to "The Historic Parks and Gardens of Tyne and Wear"</p>
<p>Hedges and hedgerow trees</p>			<p>Fiona Green</p>
<p>River Ouseburn</p>			
<p>Stone boundary walls</p>			
<p>Area of local wildlife</p>			

Newcastle Character Assessment: Rural Areas

Area E 34:

Bullocksteads

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1. GENERAL DESCRIPTION:

Originally agricultural area of informal fields with hedges and trees, although much of central area now sports field and related uses, including pavilions/ clubhouses and car parking and some of remnant farmland seems a bit marginal now; average condition and ecology value but weak/ average heritage.

2. **Quality rating** - Weak (13/27) **Character strength** - Moderate (16/26)
Area of Local Townscape Significance (ALTS) - No

3. Predominant landscape features within the area:

Buildings/ Structures:

Primary - Sports buildings

Secondary - Farm buildings; Masts/ poles; Pylons

Notes: Farm buildings mostly now residential conversions

Heritage:

Primary - None

Secondary - Vernacular buildings

Land Cover:

Primary - Farming; Grassland

Secondary - None

Notes: Most grassland is sports pitches

Farming - Enclosure:

Primary - Hedges

Secondary - Walls; Fences

Notes: Stone wall to Bullockstead road boundary only. Hedges mainly gappy (+ post and wire fences)

Farming - Crops:

Primary - Arable; Pasture

Secondary - Rough grazing

Woodland/ Trees:

Primary - Hedgerow trees

Secondary - Shelterbelts; Clumps

Hydrology:

Primary - Stream

Secondary - None

Communications:

Primary - None

Secondary - Distributor; Unclassified/ Lane

Newcastle Character Assessment: Rural Areas

Area E 34: Bullocksteads



4. Predominant adjacent landscape features:

- Primary** - Agricultural; Residential
Secondary - Woodland/ Parkland

5. Landmarks and views within the area:

- Positive** - Bullockstead Farm buildings; Brunton Bridge Farm conversion; Brunton Mill Farm building
Neutral - Falcons Stadium; Sports field areas
Negative - Bullocksteads Sports Centre

6. Landmarks and views outside the area:

- Positive** - Woosington Park; Countryside to north
Neutral - Metro; Kingston Park; Sage building
Negative - None

7. Local detail and character:

- Originally broadly traditional informal agricultural landscape but much of area now converted to sports field use; rubblestone wall, triangular coping to roadside at Bullocksteads area.

8. Character Elements:

- | | | | |
|-----------------|------------------------|--------------------------|--------------|
| Scale | - Medium/ Large | Enclosure | - Open |
| Variety | - Varied | Harmony | - Discordant |
| Movement | - Quiet | Texture | - Managed |
| Colour | - Muted | Rarity | - Ordinary |
| Security | - Safe | Stimulus | - Bland |
| Pleasure | - Unpleasant/ Pleasant | General Condition | - Average |

9. Heritage Value: - Weak/ Average

Notes: Around half of farmland is now sports fields, etc

10. Ecology Value: - Average

Notes: SLCI to northern boundary; Wildlife corridor to west and north boundaries

Newcastle Character Assessment: Rural Areas

Area E 34: Bullocksteads



11. Topography:

General groundform

- Gentle slope

Aspect

- North

Local Topographical Name

- Ouseburn Valley

12. Additional comments:



Newcastle Character Assessment: Rural Areas

Area E 34: Bullocksteads: Area Guidance

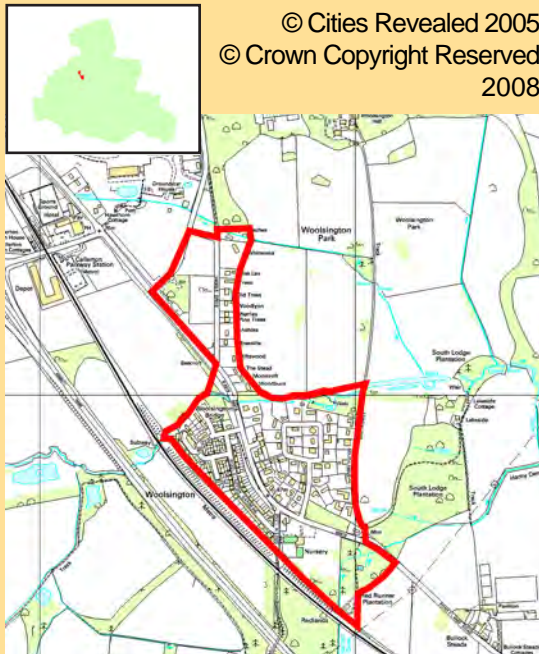


Strengths / opportunities	Do's	Don'ts	Comments
Woodland belt	Retain tree cover	Allow more new building or car parking	Refer to TPO's 8/95 and 17/89
Hedges and hedgerow trees	Habitat creation and improvement		Refer to Green Belt policy and guidance
Harey Burn watercourse	Plant and maintain woodland belts to screen the modern supports		
Outdoor sports pitches			
Former Farmstead buildings and stone boundary walls			
Area of local wildlife importance (SLCI)			
Brunton Mill			

Newcastle Character Assessment: Urban Areas

Area E 277:

Woolsington East



1. OVERALL CLASSIFICATION:

Very interesting suburban residential village in rural setting (although close to Airport) and with significant areas of woodland/parkland; mainly large detached & individualistic houses, 1920's onward, in wooded landscape (18th century Woolsington Park); all good condition and comfortable atmosphere although very quiet; strong heritage value, sense of place and ecology value, and vegetation impact reasonably high (especially trees).

2. Quality rating - Positive (18/19) Character strength - Strong (9/9) Area of Local Townscape Significance (ALTS) - Yes

3. Predominant land uses within area:

Residential with some Woodland/Parkland.

Predominant Ages - 1920 - 1960 with some 1960 - 1980;
1980 - 2000

General Condition - good

Refurbished - unaltered

4. Predominant adjacent land uses:

Agricultural; Woodland/Parkland with some Residential

Predominant Ages - pre 1800; 1960 - 1980

General Condition - good

Refurbished - unaltered

5. Access networks:

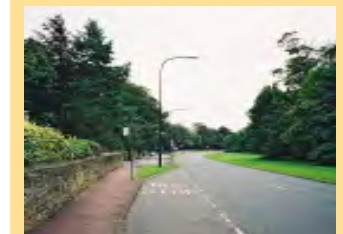
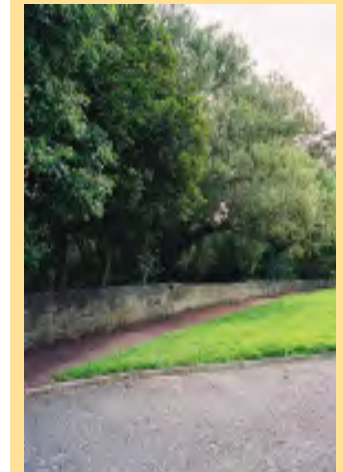
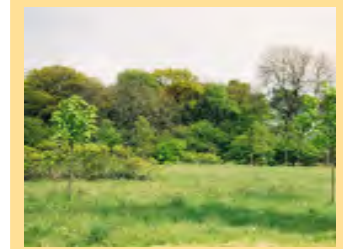
Distributor; Residential

6. Landmarks and views within the area:

Positive - Former carriage drives to Woolsington Hall

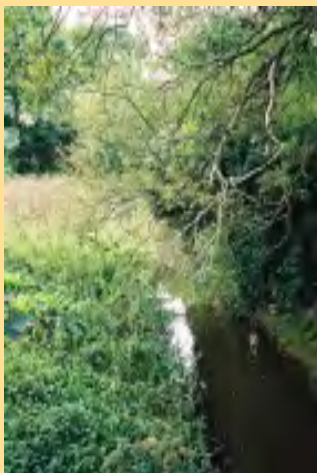
Neutral - None

Negative - None



Newcastle Character Assessment: Urban Areas

Area E 277: Woolsington East



7. Landmarks and views outside the area:

Positive

Neutral

Negative

- None
- Cowells Garden Centre
- Newcastle Airport

8. Urban Form:

Grain - Medium
Sense of Place - Strong

Built Scale - Medium
Image - Suburban

9. Main Residential building types:

- Detached with some Semi-detached; Bungalow

Main Non- Residential building types:

- None

10. Local detail and character:

- Mainly 1920's - 1930's incremental development on private roads and with large generally heavily wooded plots, utilising elements of Woolsington Park (woodland belts, carriage drives); individual house designs of generally high quality and large scale.

11. Heritage Value:

- Strong

12. Character:

Movement - Dead/Quiet
Safety - Comfortable
Consistency of character - Uniform

Colour - Muted
Stimulus - Interesting / Invigorating

13. Visual impact of vegetation:

Trees - High
Hedges - Low/Medium
Other - None

Shrubs - Low
Grass - Medium

Streets with Street Trees

- None

14. Ecology:

- Strong

UDP Wildlife Corridor - Yes, surrounded by wildlife

Newcastle Character Assessment: Urban Areas

Area E 277: Woolsington East

corridors



15. Topography:

General groundform - Flat

Aspect- None

Local Topographical Name - None

16. Open spaces and other unbuilt areas:

Main types of Open Space

- Gardens with some Verges; Incidental Open Space

Significance of Public Open Space

- Low

Significance of Private Open Space

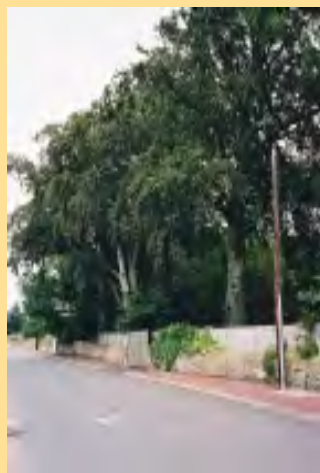
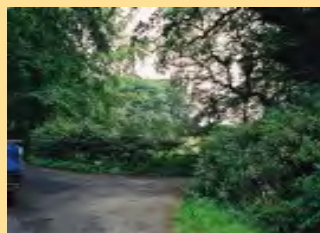
- Medium/High

Degree of linking of Main Open Spaces

- High

Newcastle Character Assessment: Urban Areas

Area E 277: Woolsington East: Area Guidance



Strengths / opportunities	Do's	Don'ts	Comments
Plantation woodland along Metro line	Protect and manage trees and shrubs	Lose or harm broad grassed verges along Main Road	Refer to TPO 8/95 and 24/91
Ouseburn watercourse		Permit high density or buildings over 3 storeys in height	
Mature trees in gardens, spaces and roadsides			
Broad road verges			
Countryside setting			