

Ref	Name	Organisation	Comments made
001	Chris Barnard		<p>I have just read through the proposal for the East Boldon Neighbourhood Plan, and am broadly very supportive of the content, and impressed with the work that has gone into producing it.</p> <p>I did have a few thoughts/comments as follows:</p> <p>page 25 suggests that any new development should complement the adjoining and surrounding built environment, but I wonder if this needs qualifying, that only if that embodies the valued characteristics earlier highlighted. It would be unwise to ensure a development replicated the style of a neighbouring building if it did not respect the character of the area in its design/materials or grain.</p> <ol style="list-style-type: none"> 1. I like the notion that developments not in but visible from the conservation area should meet the same criteria for complementing and being sensitive to its character too. 2. There are several areas that cover the issue of flooding, drainage etc but I wonder if new development should be obliged to address the impact of hard landscaping on run off drainage with permeable surfaces or a limit on paving etc. 3. Pages 37/38 discuss the changing way of work since Covid impacted our lives, and rather than merely apply this to new development design, might the vision for the place capture the mix of uses that might service/support this change. 4. Page 44 talks of affordable housing, which I assume to mean as determined by the NPPF. There is a danger that this simply pays lip service, or at least that developers will, when 80% of market rate in East Boldon might mean a price of £240k instead of £300 for a small new house, meaning it may well still not be affordable for someone on a median wage. I am not precious either way, but the document should be clear with what its commitment is to this objective. 5. Does the plan contain an explicit objective within the vision or the place in respect of Front Street traffic and its impact on air quality, public pedestrian safety, and safety of more vulnerable road users? Many sections of the plan touch on these issues but not explicitly in terms of the impact of Front Street, which dissects the village as a result of the quantity of through traffic which could as easily in many cases use Wessington Way to access Sunderland. Could the vision have an objective around traffic calming, speed restrictions or other means of discouragement for those trying to get through the place to somewhere else? 6. Is there a way to measure the purpose of use of the Metro parking and where people have come from? I have undertake a similar study for Newcastle City Council in my day job, which has resulted in the introduction of nominal parking charges/time limits to reduce usage by those who bring little benefit, retaining provision for those who really need it such as local business and visitors - the case is different and the solutions would be too, but it would be interesting to know how many people park there having driven less than a 10 minute walk for example.

			<p>7. There is discussion on page 56 regarding the preservation of safe walking and cycling routes, which as a keen cyclist I was pleased to read, but also discussion of expansion of this network without examples - has any thought been given to this and where would they be located/too/from? Often using these routes requires an initial journey on some much busier roads, which while not a problem for a confident regular cyclist does not encourage cycling by families/children.</p> <p>Apologies for the length of my response to the document, but I hope you find these thoughts helpful.</p>
002	Ron Forbister		<p>I would like to comment that I fully support the excellent submission of the “ East Boldon Neighbourhood Plan(Feb 2021) ” That has been undertaken and submitted by the East Boldon Neighbourhood forum.</p>
003	Emma Newham		<p>Regarding the current East Boldon Neighbourhood Plan, I am fully in support of the proposed plan, particularly the settlement boundary (which is the bit that protects the green belt).</p>
004	Sean Wilson		<p>I fully support the aims, objectives and details outlined in the Submission Draft of the East Boldon Neighbourhood Plan.</p>
005	Alan Howard Becke		<p>I have lived in East Boldon since the early 1970s. First in South Lane then a move to Rectory Bank in west Boldon and my current home [REDACTED] d in 1987.</p> <p>As a result of this 50 year history I feel I have a good understanding of East Boldon, its population , its business and its retail outlets and most importantly its Green belt.</p> <p>I have read fully the Draft Plan the Boldon Forum has written and I believe it accurately reflects my views.</p> <p>The preservation of the green belt and any future development must be on existing Brown field sites and in a style that reflects the existing character of the buildings, whilst looking to the future and providing adequate space for the storage of cars , bikes and bins.</p> <p>I fully support the plan</p>
006	Caroline Attanayake		<p>As someone who was born and brought up in the village and generations of my family I have seen many changes to once was a rural community.</p> <p>Village life will be eroded massively by these proposals . It will become no longer a village but a town.</p> <p>We have not got the infrastructure schools, gp practises , road network to deal with new housing developments it is totally disproportionate . Green space is so important to maintaining village life let alone the natural habit and preservation of wildlife.</p> <p>At a time when climate change is so high on the agenda I am shocked and saddened to see these schemes set out on the table for consideration.</p> <p>I do understand new houses need to be built but not on such a scale and certainly not on green belt.</p> <p>I do not wish to see the supportive community we see in the village destroyed by turning in to a sprawling urban conabation .</p>

007	Cameron Chandler	Natural England	<p>Thank you for your consultation on the above dated 10 March 2021 , which was received by Natural England on the same day.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England have the following comments on this neighbourhood plan:</p> <p>In line with our previous comments in regards to this Plan (1st December 2020), we do not have any objections to the East Boldon Neighbourhood Plan, and generally welcome and support its environmental aspirations.</p> <p>Policies EB1 Sustainable development, EB17: Local Green Space and EB18: Protected open space - Natural England support the inclusion of these policies to identify and protect green spaces and the rural setting of East Boldon from the encroachment of new development.</p> <p>Policy EB5: Green and blue infrastructure – We support the inclusion of this policy to protect and improve green and blue infrastructure.</p> <p>Policy EB6: Landscape – We support the inclusion of this policy to maintain and enhance the landscape character of East Boldon.</p> <p>Policy EB7: Biodiversity - We support the specific reference to biodiversity being protected and enhanced through development. We also welcome the strengthening of this policy following the previous regulation 14 consultation, to include in this policy that proposals should ‘demonstrate how a minimum of 10% biodiversity net gains will be achieved. Please find additional advice in Annex 1 below, for information regarding Biodiversity Net Gain and wider environmental gains that can be afforded through development plan policies.</p> <p>Policies EB11: Cleadon Lane Industrial Estate and EB13: The Delivery of new housing - Natural England support the reference in these policies that mitigation measures required as a result of new developments should be outlined and secured. In general, we also support the principle of allocating non-greenfield sites for future mixed development. These policies could be strengthened by outlining specific designated sites that developers should consider when formulating proposals. For example, any future housing development of more than 10 units may be required to contribute to coastal mitigation in order to protect the Northumbria Coast Special Protection Area and Ramsar (European designated sites) from recreational disturbance. Boldon Pastures Site of Special Scientific Interest (SSSI) is within the Neighbourhood Plan area and West Farm Meadow, Boldon SSSI is less than a kilometre from the Cleadon Lane Industrial Estate. Both of these sites are also vulnerable to additional recreational pressure.</p>
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008	Joan Bennett		<p>I am sending this email to add my name in support of the Neighbourhood Plan for East Boldon. Having lived in the village for 31 years I feel this plan provides a good balance of measures to ensure the village continues to thrive.</p>
009	Keith Blenkinsop		<p>I would like to give my support and approval of the Draft East Boldon Neighbourhood plan and would like to be informed when the Council makes its decision.</p>
010	Karen Blenkinsop		<p>I would like to give my support and approval of the Draft East Boldon Neighbourhood plan. I would be grateful if you could inform me when the Council makes its decision.</p>
011	Kate Berbuto		<p>I would like to support and praise the work of the East Boldon Forum in producing a detailed and thorough assessment of what it means to be a resident in East Boldon. From this work, I understand my responsibility as a resident to help protect the elements which I value most which are the open spaces for recreation, the attractive conservation areas and the amenities for raising a contented family.</p> <p>I endorse the recommendations, in particular, the ways to preserve the valuable historical and heritage assets within the village without halting economic growth. As a resident, I have been kept informed and consulted in the creation of the plan and am confident that relevant experts have been involved in the development of the plan alongside residents' views.</p> <p>This report has been produced by the residents, for the residents and I hope that the forum will be consulted about any changes to the built and natural environment proposed in the future and that this document will be used as a prime reference when considering what is best for the Village.</p>
012	Roy Wilburn		<p>I wish to wholeheartedly support the Draft Submission Plan brought forward to you by the EAST BOLDON NEIGHBOURHOOD FORUM.</p> <p>It reflects the wishes of the community in a very thorough and well presented way. It offers policies that adequately cover the issues that were found to exist within the community ranging from Built and Historic and Natural Environments, the Local Economy, Housing, Community Wellbeing and Transport and Movement.</p>

013	Miss M.P.Robinson		I would like to express my support for the East Boldon Forum Neighbourhood Plan - Submission Draft.
014	Sue Shilling		<p>I would like to add my support for the East Boldon Neighbourhood Plan</p> <p>The work undertaken by East Boldon Neighbourhood Forum, in consultation with residents, business owners and other interested parties, has succeeded in developing a robust, professional and detailed plan that highlights the issues faced by the village and identifies realistic policies to deal with them.</p> <p>The submission shows a high level of sustained community engagement that has informed and shaped the development of the plan.</p> <p>The identified settlement boundary is vital to the preservation of the integrity of the village, and will ensure the protection of the surrounding green belt. This will support South Tyneside Council in developing policies to mitigate the climate emergency it has previously declared, whilst preserving the well being of residents and supporting biodiversity.</p> <p>This plan supports sustainable development at a level that meets the defined local needs.</p>
015	Paul and Susan Bates		As residents of East Boldon, we would like to place on record our support for and agreement with the submitted neighbourhood plan in its entirety as part of the consultation process
016	Delia McNally		<p>I support the East Boldon Forum Neighbourhood Plan.</p> <p>I particularly support the policies linked to the Natural Environment including local green space and protected open space.</p> <p>I support the settlement boundary.</p>
017	Lauren McNally		I support the East Boldon forum neighborhood plan
018	Maria McNally		I support the east Boldon forum Neighbourhood Plan
019	Kevin McNally		I support the East Boldon forum neighbourhood plan.
020	Howard Lawrence		<p>I have lived in East Boldon for over 30 years. Although there has been some development in the village during this time, the historic core of the old village has remained largely unaltered, & the village has retained a great sense of character, atmosphere and community spirit.</p> <p>However, in the early 1990's the construction of 300 houses to the north of North Road and North Lane changed the dynamic of the village, and put a strain on existing infrastructure and community facilities, and further blurred the separation of East and West Boldon. The most recent draft Local Plan produced by South Tyneside Council proposes new housing sites in the village, the majority of these being within the Green Belt. The</p>

		<p>proposals would increase the number of dwellings in the village by approximately 50%, which is totally disproportionate, both on face value and also when compared with locations elsewhere in the Borough. Sufficient new housing can be provided to cater for expansion and the future needs of the village, simply by utilising the existing brownfield site identified by the Council (part of Cleadon Lane Industrial Estate), and other small infill sites. There is absolutely no justification for development on sites within the Green Belt, which would also fly in the face of the Council's declared Climate Change Emergency and the increasing pressure from scientists, the media and indeed central government, for greener and more sustainable developments. I applaud the work carried out by East Boldon Neighbourhood Forum over the last 4 years or so, and they have done everything possible to ensure that the Forum's proposals are as representative of the community as possible.</p> <p>I fully support the content of the Forum's Submission Neighbourhood Plan, which has been developed by local people, in order to safeguard the views, aspirations and well-being of local people.</p> <p>The policies contained in the Submission Neighbourhood Plan have been revised and refined to reflect the future needs of the community, with particular emphasis on the Natural Environment, sustainable development and climate change implications. Going forward, these policies can be further developed by the implementation of the appropriate community actions.</p> <p>The policies relating to the Settlement Boundary and the protection and maintenance of the Green Belt are particularly important and relevant, and I fully endorse these.</p> <p>The Submission Neighbourhood Plan is appropriately supplemented by the Consultation and Basic Conditions Statements. These documents have benefited from, and are complemented by a wealth of reference, background and supporting documentation produced by the Forum, in particular the 8, objective based Background Papers. These documents also emphasise the extensive and detailed community consultations which have been undertaken throughout this process.</p> <p>In conclusion, I am in complete agreement with, and fully support all aspects of the Submission Neighbourhood Plan.</p>
021	Kirstin Richardson	<p>I am a resident of East Boldon and have been involved in the production of the Neighbourhood Plan. It has been thoroughly researched and consulted upon within the community. It fits with the council's Climate Change agenda and seeks to preserve the unique historic and green environment character of the village and borough. The design code seeks to minimise the impact of new development by incorporating tree lined streets and sympathetic building design. The settlement boundary helps to preserve the green belt, its biodiversity, and maximise use of brownfield sites.</p> <p>I fully support all of the objectives and policies in the plan.</p>

			I particularly support policy EB17 regarding the designation of green spaces. The areas identified, once enhanced, will significantly improve and preserve the semi-rural character of the village.
022	Jonathan Richardson		<p>I am a resident of East Boldon.</p> <p>The neighbourhood plan has been thoroughly researched and consulted upon within the community. It fits with the council's Climate Change agenda and seeks to preserve the unique historic and green environment character of the village and borough. The design code seeks to minimise the impact of new development by incorporating tree lined streets and sympathetic building design. The settlement boundary helps to preserve the green belt, its biodiversity, and maximise use of brownfield sites.</p> <p>I fully support all of the objectives and policies in the plan.</p>
023	Claire Wipat		<p>I am a resident of East Boldon, residing at [REDACTED]</p> <p>The neighbourhood plan has been very carefully put together and is well thought out. While accepting there needs to be some development they also recognise that it should be appropriate and in keeping with the village and the resources of the village.</p> <p>This lockdown has shown us all how much green spaces are needed for exercise and mental health so you should be avoiding at all costs losing these precious wildlife corridors and recreational areas.</p> <p>Recent building works have clearly been to maximise profit, building tall 4 bedroom town houses with very little gardens or outside space.</p> <p>All development must take into account the current resources, schools are already over subscribed and there is a lot of traffic through the village. Outside of covid times there is insufficient parking at the metro station resulting in dangerous parking in the nearby streets.</p> <p>Please listen to the very sensible and coherent points made in this plan and be considerate of the wellbeing of the current residents before pushing forward with any new plans.</p>
024	Sophie McNally		I support the East Boldon forum neighborhood plan
025	Annisha Attanayake		I fully support the East Boldon forum neighbourhood plan.
026	Rachael Tobin		I wish to express my complete support for the East Boldon neighbourhood plan. I believe it is a well considered and balanced view of the needs of the community. There is great detail and understanding of the village and the people that live and work here. I hope this document is used to plan and implement any future changes in the village with care and respect for the environment and the people.
027	Raymond McNally		I support the East Boldon forum neighborhood plan
028	Ethel McNally		I support the East Boldon forum neighborhood plan

029	Vivienne McFarquhar		concern I would first of all like to commend the tremendous work carried out by the forum .The consultation exercises have been thorough , there have been regular meetings and very effective communication throughout . I wish to wholeheartedly support the draft plan as it reflects the wishes of the community .It offers advice and policies that cover all the issues raised by residents .I am particularly pleased at the detail and the fact that it covers issues that exist within built, historic and natural environments also the local economy , housing , well being and transport .
030	Yvonne Woolston		My support
031	Ashley Westall		The East Boldon Forum have developed a plan for the area as you know. My husband and I have read and support the plan, entirely. In particular we feel that we have gone to great pains (and expense) to maintain the heritage of our house and feel let down by those who have no regard for preserving the historic beauty of the area. It is heart warming to see that the East Boldon forum have noted that whilst new buildings are required they need to fit with the aesthetic of the area. We also support the semi rural nature of the village and wish for that to be maintained again being mindful that development must happen. It is our hope that the council work to uphold the brilliant work of the forum as it is for the benefit of the area now and for future generations.
032	Meg and John Reid		We have read all that the East Boldon Forum have done as far as the Neighbourhood plan is concerned. They have worked so hard to do their very best for the community to make sure the wishes of the residents and businesses are heard and also the preservation of the precious green belt and restriction of urban sprawl.We support all of the Forums Neighbourhood Plan and wish them all the very best and thank them for their work
033	Adrian Booth		We have lived in East Boldon for 15 years and would like to support the natural environment, settlement boundary and greenbelt proposals in the reviewed Neighbourhood Plan.
034	Melanie Lindsley	Coal Authority	The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield. According to the Coal Authority records there are no recorded coal mining legacy features at shallow depth or surface present in the Neighbourhood Plan area. On this basis we have no specific comments to make
035	Janine Gray		I'm writing to say I fully support the comprehensive and sensible neighbourhood plan put together by the East Boldon Forum
036	Claire and Camsey Holker		The neighbourhood plan produced by the forum was well researched and balances the various needs of our community.i support their desire to protect the greenbelt land and our natural environment. I feel that they captured my views in their various consultation events and therefore support this plan.

037	Paul and Gillian Bradbury		We would like to place on record our full support for the East Boldon Neighbourhood Plan.
038	Kerstein Morgan		I would like to email to let you know I support the East Boldon Neighbourhood Plan regarding protecting our villages green belt and natural environment.
039	Alan Richardson		<p>In general, I think it is an excellent Neighbourhood plan and whilst it acknowledges the need for additional housing in the area this has to be of the correct type and in keeping with the area and also, wherever possible, using "brown field" sites. Additional housing within the settlement boundry should not be disproportionate to other areas of South Tyneside.</p> <p>I would mention that any pedestrianised / cycle routes should clearly be identified for each leisure activity to avoid potential accidents between pedestrian and cyclists.</p> <p>I think consideration should be given within the plan for additional allotments within the settlement boundry. Allotments have been shown to improve mental wellbeing, general health and also improve bio diversity and wildlife habitats.</p>
040	Kay Forbister		I support the East Boldon Neighbourhood plan.
041	Noel Maw		<p>I have lived in East Boldon since the early 1960s. First in Bridle Path then my current home, [REDACTED] in 1981.</p> <p>As a result of this 60 year history I feel I have a good understanding of East Boldon, its population , its business and its retail outlets and most importantly its Green belt.</p> <p>I have read the Draft Plan the Boldon Forum has written and I believe it accurately reflects my views.</p> <p>The preservation of the green belt and any future development must be on existing Brown field sites and in a style that reflects the existing character of the buildings, whilst looking to the future and providing adequate space for the storage of cars and bins.</p> <p>I fully support the plan</p>
042	Mary Elizabeth Maw		<p>I have lived in East Boldon with my husband since the early 1960s. First in Bridle Path then my current home, [REDACTED] e in 1981.</p> <p>As a result of this 60 year history I feel I have a good understanding of East Boldon, its population , its business and its retail outlets and most importantly its Green belt.</p> <p>I have read the Draft Plan the Boldon Forum has written and I believe it accurately reflects my views.</p> <p>The preservation of the green belt and any future development must be on existing Brown field sites and in a style that reflects the existing character of the buildings, whilst looking to the future and providing adequate space for the storage of cars and bins.</p> <p>I fully support the plan</p>

043	Kathleen Ramm		To whom it may concern, I would like to give my support to the East Boldon Forum Neighbourhood Plan. It will be hgood for people and nature.
044	Carole Clark		As part of your consultation exercise, I would like to register my support for the Neighbourhood Plan proposed by the East Boldon Forum. I believe this is the right way forward for the village, which I have lived in for thirty years.
045	Carol Stutchbury		Good afternoon, I would like to confirm that I support the East Boldon Neighbourhood Plan and it's aims to protect and improve our local environment.
046	Stanley Hutchinson		<p>Firstly I assume, but I am happy to be corrected on this, that NONE of the planners, supporters nor developers associated with these plans actually live in East Boldon or Cleadon. The reason I summise this, is because if they did, they would realise that even during lockdown and reduced travel to work, traffic congestion continues to be a problem.</p> <p>Huge queues assemble at junctions such as blacks corner, Boker Lane/front street junction, tile sheds crossing and nearby mini roundabout Boker Lane/new road lights, traffic lights in the colliery, Bank Top junction, BMW junction, A19 traffic spilling onto the 2access point leading to East Boldon, via asda and Travelling man. This is not just encountered at rush hour times.</p> <p>You can also see traffic accident numbers at some of these points are very high, which again sadly is documented including many human fatalities.</p> <p>The housing numbers are hugely excessive on green belt land such as H3:59 where you propose 588 homes, RG5 245 homes, and I guarantee these will not be starter homes. The land is valued at a premium in South Tyneside especially around Cleadon and East Boldon, and YOU the council, your planners and they developers ALL know this. Therefore it only makes sense, to build executive style homes circa £300-£350K. Assuming frugally Each house has two working members, and an average 1.75 cars per household that means 833 houses will produce an extra 1458 cars in the area. The resulting increase would result in irreversible damage, such as loss of green belt, village identity, decimation of better living clean air targets, the increased omissions would against both STC and the UK government ozone targets, poor road infrastructure that will not cope with increased traffic. There would insufficient school places, and lack transport. As we have seen and witnessed already, people from outside the area park their cars next to the Metro station due to laziness and lack of public parking, it's ultimately lead to congested streets new lower speed limit being implemented quite rightly, what an increase in risk to the residents in and around the area of the station.</p> <p>East Boldon has in the 13 years I've lived here, transformed itself into a family friendly, love thy neighbour type village, never do I walk past or drive past anyone and they do not smile or acknowledge me. The parties held in the park, remembrance day attendances, scarecrow festival etc has developed the area into an old style affectionate lovable village, which many thought lost to yesteryear and consigned to the dreams of those seeking to be welcomed and be part of cohort. Yet East Boldon continued to adapt, it provides a huge communal spirit,</p>

			<p>new shops, eateries, fashion and beauty industry thrives through the boutiques. The village caters for the people it serves, it is both self sufficient and proud of its roots.</p> <p>If you pass and authorise these plans on the green belt, building in the numbers you intend to will simply see the heart of the village disappear engulfed slowly into the large outreaching clutched greed driven hands of builders and developers who will NEVER connect with any community. These people will simply pay the hugely inflated prices as housing reaches saturation, making the land owners and I also assume STC great profits from the sale, but also hugely increased revenues for STC from council tax etc.</p> <p>It's time councils looked at utilising Brown field sites as a priority, look to the impact and devastation to the community and its loss of identity. The main profiteers will simply, come, build, profit and leave never to be seen again, leaving others to suffer the consequences.</p> <p>To be honest It's akin to original Vikings hoarded coming to Lindisfarne, having no emotion, simply doing as they wished, destroying what they wanted and and taking as much profit as possible before heading off to their next village of victims.</p> <p>I'm sorry but this is hugely important, and you can only make this decision once and once only. Make sure you think about the existing families and our community and identity before misery and profits</p>
047	Kathryn Tutill		<p>I totally agree with everything in the Neighbourhood plan provided by East Boldon Forum.Huge amounts of hard work and effort by all involved. The team should be congratulated for all of their time and patience , a really thorough and professional piece of work.The council should listen and take heed of all of the proposals rather than build on green belt land.</p>
048	Caroline Thompson		<p>I would like to support the above plan to ensure we protect our unique village, with its semi rural character, history, variety of small businesses, listed buildings and wide range of nature reserves/green spaces from poorly planned developments which have a negative impact and do not meet the needs of its community.</p> <p>We need to ensure any planning developments accommodate the needs of the current community and those of future generations, with particular emphasis on retaining green spaces, which has been particularly relevant during the pandemic - once lost they cannot be reinstated.</p>
049	Karen and Stephen Allan		<p>As a resident of East Boldon for over 50 years I support the East Boldon Forum's views to preserve and protect the green spaces surrounding our village.</p> <p>Having being born in East Boldon I have chosen to remain living in this village because of the surrounding countryside. It remains important to our mental health, physical well being and invaluable to the wildlife.</p> <p>I would not welcome the local environment being spoiled by building on the green spaces and extra traffic on already busy roads. As residents we are very proud of our village and wish to protect the environment and keep it safe for all to enjoy.</p>

050	Gillian Bamborough		<p>Many thanks for providing the opportunity to comment on the accepting and adoption of the East Boldon neighbourhood plan.</p> <p>I have read the documents produced for this and would like convey my strong support for the plan and for the village view that it promotes and wishes to retain and I would like to acknowledge the huge amount of work that must have gone into producing these documents. I am a life time resident of East Boldon and one of the reasons that I have remained here is because the village has such a positive and distinctive character. I appreciate the need for development and I feel that the neighbourhood clearly explains the rationale behind the need to retain the historical character of the village and the unique natural environment of this area. I feel that the plan demonstrates that it would be possible to ensure any developments are sympathetic to the existing population and infrastructure and are well thought through in relation to the natural environment, fauna and flora.</p> <p>I would like to ask South Tyneside Council to take the plan into consideration when further developments are under discussion.</p>
051	Ruth Rees		<p>I am writing to give my support to the East Boldon Neighbourhood Plan developed by East Boldon Forum. I have lived in East Boldon for more than 20 years and have children who have attended the village schools and I use many of the village businesses on a weekly basis.</p> <p>East Boldon Forum have produced a superbly well thought-out and developed plan for our village which truly represents the views of residents.</p> <p>They have worked particularly hard on community involvement and have responded clearly to the comments received from community engagement events.</p> <p>The draft Neighbourhood Plan represents my personal desires and concerns for the village development extremely well and I would encourage the Council to give it their full support</p>
052	Emma Johnston		<p>As a resident of East Boldon, I would like to communicate my support for the East Boldon Neighbourhood Plan. I feel this is well thought out and considers views of residents after much consultation.</p>
053	Eoghan Johnston		<p>I have reviewed and am in full support with the East Boldon Neighbourhood Plan as proposed. I think it accurately reflects the views of residents, provides the right protections whilst giving sufficient flexibility for growth going forward.</p>
054	Mervyn Butler		<p>Introduction</p> <p>I am a member of East Boldon Neighbourhood Forum and have been extensively involved in the preparation of the plan since 2018.</p> <p>I fully support the Submission Draft of the East Boldon Neighbourhood Plan, including its Vision, Objectives and Policies.</p> <p>The Pre-Submission Plan was very well received by the local community and attracted very positive comments from key statutory consultees.</p>

		<p>As a result, I believe that the Forum has strengthened the plan in the light of these comments, in particular in relation to climate change and preserving the historic environment of the village. I set out below further supporting comments to the plan's policies.</p> <p>Policies EB1 and EB2</p> <p>The sustainable development of East Boldon is the key issue for the plan. It was clear from the extensive community consultation undertaken by the Forum that the major concern of residents and businesses was how the village could cope with the scale of development proposed in the South Tyneside Local Plan – Pre-Publication Draft published in August 2019.</p> <p>In fact the concerns began much earlier following the publication of the Strategic Land Review by South Tyneside Council in 2016 and again in 2018. The establishment of the pressure group, Keep Boldon Green was fundamental to articulating the views of the community in opposing mass housing developments around the village on land currently designated as Green Belt.</p> <p>Policy EB1 sets out a comprehensive approach to assessing new development within the plan area and has been strengthened in relation to climate change from the Pre-Submission Draft.</p> <p>Policy EB2 provides for the general location of new development to be within the settlement boundary defined on the Policies Map. This boundary has been drawn to reflect the current statutory Green Belt boundary around the village.</p> <p>The Forum objected to the proposals within the South Tyneside Local Plan – Pre- Submission Draft to remove three sites from the Green Belt and allocate the land for 950 houses. The Forum also objected to the exceptional circumstances case made by the Council in their Green Belt Review Stage 1 published 2019.</p> <p>The settlement boundary area provides land that could be brought forward to provide sustainable housing growth for the village over the plan period. In particular land at Cleadon Lane Industrial Estate may become available, as the South Tyneside Local Plan Pre-Submission Draft allocated part of the estate for 245 homes. Other smaller brownfield sites within the plan area may also come forward.</p> <p>Policies EB3 and EB4</p> <p>The built and historic environment of the village is vital to its character and the plan sets out the importance that the Forum has placed on this.</p> <p>The preparation of a Design Code and the Community Character Statement illustrate a comprehensive approach to support these policies.</p> <p>Policy EB4 has been extended to include detailed guidance on development within East Boldon Conservation Area in line with advice from Historic England. This is particularly important as the Conservation Area is included on their Heritage at Risk Register (2019). The Forum has also established a Community Action to work with Historic England and South Tyneside Council to mitigate the impact of this.</p>
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		<p>Policies EB5, EB6, EB7, and EB8</p> <p>The Natural Environment Policies within the plan provide important support to protecting the Site of Special Scientific Interest and the five Local Wildlife Sites within the plan area. They back up Objective 3 of the plan which seeks to plan positively for the creation, protection and enhancement of biodiversity, green and blue infrastructure.</p> <p>The Forum has produced its own East Boldon Statement of the Natural Environment Paper to support the plan. The Forum has been more ambitious in defining Green and Blue Infrastructure across the plan area than was designated in previous documents. This is in recognition of the importance that the land around the village plays in providing wildlife corridors and areas of recreational open space.</p> <p>The adopted development plan includes the allocation of an area of high landscape value and area of landscape significance south of the village from Hylton Lane to Sunderland Road. The Neighbourhood Plan retains this designation under Policy EB6, which would have been reduced under the South Tyneside Local Plan – Pre - Publication Draft.</p> <p>Policy EB7 has been strengthened from the Pre- Submission Draft with the inclusion of the minimum requirement of 10% biodiversity net gains.</p> <p>The protection of trees and woodland within the plan area has received strong community support and the Forum has rightly identified many more significant mature trees beyond those already covered by Tree Preservation Orders .Policy EB8 is important in helping to protect those trees.</p> <p>Policies EB9, EB10, EB11 and EB12</p> <p>The Forum has been very pro-active in engaging with the businesses in the plan area. A comprehensive survey was undertaken via interview.</p> <p>The community value these local employers, with the importance of local customers identified as a key issue. So these local economic policies seek to support development proposals that result in the creation or protection of jobs and sustainable growth.</p> <p>Cleadon Lane Industrial Estate is a key site within the plan area, as it has the potential to be developed for a wider mix of uses including housing. However, as Policy EB11 states this must be informed by a comprehensive master plan, to be prepared in consultation with the Forum and the local community.</p> <p>The local retail centres within the village provide essential local services and Policy EB12 seeks to protect these from loss.</p> <p>Policies EB13, EB14 and EB15</p> <p>The local community support the provision of housing to meet identified local needs, as well as that which is of an appropriate scale to maintain and enhance the special character of the village.</p> <p>The forum commissioned an independent housing needs assessment and undertook its own housing needs</p>
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		<p>survey to inform the plan’s housing policies.</p> <p>The requirement of 12 dwellings per annum provided by the housing needs assessment would equate to 240 dwellings over the plan period. This is a much more sustainable total than the figure of 950 homes provided by Policy H1 of the South Tyneside local Plan – Pre-Publication Draft. I believe that the requirement set out in the Neighbourhood Plan can be met within the settlement boundary area. A brownfield development of 18 homes has already been constructed during 2020.</p> <p>Policies EB16, EB17, EB18 and EB19</p> <p>The sense of community, the range of services and facilities, as well as access to green and open spaces in East Boldon are very highly valued by the local community.</p> <p>The provision of new and enhancement of existing community facilities , as well as seeking to resist the loss of existing facilities is vitally important to the village and so is Policy EB16.</p> <p>The National Planning Policy Framework enables Neighbourhood Plans to designate areas of Local Green Space for special protection, thereby preventing development on these sites. The Forum has carefully selected 10 sites for this designation under Policy EB17.</p> <p>I particularly support the designation of LGS 09, Land to the south of New Road and Tiledshed Lane. This is the northern part of a field formerly part of North Farm which has been out of pasture use for nearly 30 years and has been completely re-wilded. It has become a great asset to the local community.</p> <p>The plan area has a wide range of open spaces that the community use and enjoy. These range from the golf course, cricket and archery grounds and school playing fields to the amenity open spaces in residential streets developed in the 1950s.</p> <p>It is the latter of these that I particularly wish support, which is POS04 Land at Beckenham Avenue/ Ravensbourne Avenue as designated under Policy EB18.</p> <p>The community has very strong concerns about the ability of the local infrastructure to support further development within the village. Policy EB19 seeks to ensure that there are no significant adverse impacts on this infrastructure.</p> <p>Policies EB21, EB22, EB23, EB24 and EB25</p> <p>The local community have attached great importance to resolving their concerns over the impact of traffic and parking on the village.</p> <p>The Forum has put forward a comprehensive set of transport and movement policies to influence the impact of new development and to improve the current situation.</p> <p>I would particularly support Policy EB21 on Metro Parking, as the Park and Ride facility at East Boldon Station was at capacity for many years before the national lockdown.</p>
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			Policy EB25 is also very important for the community as it seeks to improve and protect our current network of cycle routes, footpaths and bridleways.
055	Rosalind Hughes		I confirm I wholeheartedly support East Boldon Forum's Draft Neighbourhood plan. Please take this email as my endorsement of their formal document in its entirety in compliance with the deadline of 23/04/2021.
056	Phillip Brazier		Having read through the Forum's submission I would like to record my thorough support and backing for its intentions, aims and goals. I hope it is taken with the co-operative intent with which it is obviously intended in the development of the South Tyneside Local Plan. Having been born and grown up in East Boldon I know of the strong sense of community we feel and what a great place it is to live. Most of the people I went to school with in the 1960s & 70s still live in the local area.
057	Christine Tate		I sincerely hope that the needs of the community of east boldon and south Tyneside are taken into account when the plan is ultimately finalised. Demographic changes should dictate that the needs of an aging population are really considered as paramount and certainly take precedence over financial gain for house builders / council -we most certainly do not need a huge amount of large houses in east boldon , which will put even more pressure on over subscribed schools, multiple car households with its subsequent pressure on the road network etc . If the pandemic has taught us one thing , it's that our town centres must be adapted to survive , the potential for housing in these areas is huge , providing housing and regenerating the centre of our towns , it's an opportunity that we should grasp with both hands
058	Kate Worles		I would like to inform you that I fully support the Neighbourhood Plan submitted by East Boldon Forum.
059	Phil Payne		I fully support the Submission Draft of the East Boldon Neighbourhood Plan, including its Vision, Objectives and Policies. The Plan sets out the importance of, and seeks to protect, the built and historic environment of East Boldon as well as local employment, services, facilities and wildlife. Of particular concern is the need to protect the Green Belt and to restrict housing construction to 12 dwellings per annum as identified in the Forum's Housing Needs Assessment. I support the Plan's premise that local infrastructure, including transport infrastructure and school provision, can not support any more housing construction than this without destroying the character of East Boldon. I therefore give my full support to the East Boldon Neighbourhood Plan.
060	Jane Payne		I fully support the Submission Draft of the East Boldon Neighbourhood Plan, including its Vision, Objectives and Policies. The Plan sets out the importance of, and seeks to protect, the built and historic environment of East Boldon as

			<p>well as local employment, services, facilities and wildlife.</p> <p>Of particular concern is the need to protect the Green Belt and to restrict housing construction. I support the Plan's premise that local infrastructure, including transport infrastructure and school provision, can not support significant housing construction without destroying the character of East Boldon.</p> <p>I therefore give my full support to the East Boldon Neighbourhood Plan.</p>
061	Joe Thompson		<p>I write in support of the proposed Neighbourhood Plan (NP) for East Boldon and wish to make the following comments which I feel are important considerations:</p> <p>To appreciate the proposed NP, it is important to understand something of East Boldon, in particular that it has a rich built and natural environment, and has managed to retain its historic identity as a village settlement. Its residents enjoy access to green fields and countryside around its fringes. In spite of the fact that there has been significant development within the existing settlement over recent decades, and many fine features such as its urban fringe farms have been lost, it still possesses a truly village feel and has a tightly knit community. The scale of the village is critical to its charm and identity. It still retains a small nursery, infant and junior school and these are very much at the heart of the community. Undoubtedly the enduring characteristics of East Boldon largely result from green belt policy which has done much to protect the 'feel' of the village, and to provide significant and important habitat for wildlife in close proximity to the settlement area. The proposed plan recognises these factors and articulates a positive future vision for the settlement which I support.</p> <p>The policies that are set out in the proposed NP endeavor to retain the unique identity and scale of East Boldon as a village, and embrace the spirit and requirements of the National Planning Policy Framework, including sustainable development. The background papers and supporting documents, such as the Design Code and Housing Needs Assessment, demonstrate that these issues have been given careful consideration and underline a thorough and professional approach in the development of the proposed plan. What is striking however is the extent to which the community has been involved in the process of developing the proposed NP. Residents, businesses, schools, interest groups and local politicians have been engaged by the Forum in order to make the proposed plan both representative and broad based in its concept. It is very apparent that the Neighbourhood Forum has gone to great length to develop the proposed plan around the wishes of those living and working in the Forum area. For instance, as well as using social media to engage the community, at each critical step the Forum has delivered a newsletter to every address within its boundary, and its effort to engage local schoolchildren in the process is particularly commendable.</p> <p>The objectives, which have been developed through a series of open events with the community, clearly inform the policies set out in the proposed plan. Analysis of the feedback from these events indicates strong support for the policies as set out. Protecting the identity of the village, its built heritage and natural environment, and promoting good design in new development all strongly feature, and reflect the wishes of the community. The</p>

			proposed NP also promotes the idea of 'place making', sustainable transport and community engagement in the planning process through Master Planning, all issues currently promoted by the Government and set out in the Planning Policy Guidance.
062	Eileen Thompson		I write to let you know of my total support for the above plan and the Policies therein. East Boldon Forum have worked tirelessly to produce the Plan and I must say that they have involved the whole community in its preparation and priorities. I hope this can now go forward and be agreed.
063	Peter Davies		I agree with all comments made by the East Boldon Forum. A group like this are needed to reflect the views of local people. Please heed the recommendations the Forum have made.
064	Miriam Hardie		I have participated throughout the process of the development of the East Boldon Neighbourhood Plan by attending public consultation sessions and Forum meetings, I fully support the plan. With particular support for the housing code and the protection of the green belt to retain the character and identity of East Boldon.
065	Lesley El Alami		<p>Thank you for considering the East Boldon Neighbourhood Plan, Local Green Space and Protected Open Space. I am in wholehearted agreement with this document having been an East Boldon Resident for 66 years. We really must do something to stem the tide of development and salvage what little is left of East Boldon for the benefit of everyone. It would be appreciated if further development could be kept to a minimum and in keeping with local housing, not three-storied town house-types of dwelling - which I realise mean increased revenue for STC but which all local people consider unsightly and not in keeping. They're out of place. People travel in to East Boldon from outlying areas for the facilities, stabling horses etc, often using the local shops, pubs, Grange Park for dog walking and children's picnics/sports or just for a wander round. It's good for our local economy, it's good for outlying people, why change it?. Build on it much more and it will change the whole nature of the settlement which needs to be preserved.</p> <p>Item 20, page 22 - relates to Beckenham/Ravensbourne Avenue grass verges which I believe are owned and maintained by South Tyneside Council.</p> <p>No 118 Beckenham Avenue has recently had approved and installed by STC within this green space a concrete parking bay adjacent to their shared drive. Some people like it, some don't. Those that do are thinking about doing the same.</p> <p>This particularly concerned me as (I know the Plan has not been passed yet) it is earmarked as being of significant value and to be kept as green space. However I was of the belief that national advice was not to concrete over low-lying areas as it increased run-off and just moved the run-off to other areas. Beckenham Avenue IS low lying therefore vulnerable to flooding.</p> <p>There's also the issue that the roots of the flowering cherry trees on the Beckenham/ Ravensbourne Avenues are damaged during the installation of this extra parking facility. Smaller cars would help the situation enormously. I would have thought that stout rubber honeycombed product, oversown with grass seed would have been a</p>

			<p>better option and one to think about in the future. This would preserve the green space, not create damage to the flowering cherry trees/roots and would stabilise the verges enough to create extra parking.</p> <p>Also, I am wondering if allowing No 118 to concrete over part of the verge will be setting a precedent? I'd be grateful for a response to this question if you have time.</p> <p>I urge the Council to take on board the wishes of the people of East Boldon as detailed by the Forum document of which I am in wholehearted agreement.</p>
066	Beryl Massam		<p>Having read the documentation carefully, I would like to advise that I am in full agreement with the East Boldon Neighbourhood Forum.</p> <p>They have gone to considerable lengths in their research and preparation; reflecting the views of the residents, whilst bearing the environment and history in mind.</p> <p>As a remark on the current situation. I also feel that Planning consideration should be given to the character of the area, by not allowing 3 storey townhouses – as has recently been approved at the Sandpiper and pending Kymel developments.</p> <p>This email is to whole-heartedly support the work of the East Boldon Neighbourhood Forum, and the East Boldon Neighbourhood Plan that they have submitted.</p>
067	Ashley Wood		<p>As a local resident of East Boldon I am writing to confirm that I support the East Boldon Neighbourhood Plan. It reflects the views that I have especially with respect to the Settlement Boundary, Green Belt and Natural Environment.</p>
068	Kathryn Holland		<p>I would like to support the above plan to ensure that any development of East Boldon is done with infrastructure in place ie schools, Gps prior to plans going ahead.</p> <p>I am concerned about the amount of traffic new development will create and the subsequent parking issues. I want to retain a village in East Boldon and enjoy our greenbelts.</p>
069	Barbara and Mark Bowman		<p>We have read the neighbourhood plan submission and feel it accurately reflects the views of the community. Residents have been included and informed throughout the process and have had ongoing opportunities to contribute.</p> <p>The plan has been well researched and prepared with thr full knowledge of the community.</p> <p>We both fully support the plan.</p>
070	Peter Youll		<p>My Name is Peter Youll and I live at [REDACTED]</p> <p>I would like to comment on the Draft East Boldon Neighbourhood Plan as submitted by East Boldon Forum.</p> <p>I would like to place on record that I fully support the Draft East Boldon Neighbourhood Plan as submitted by East Boldon Forum.</p> <p>In particular, I feel strongly that any development of the area included in the Plan Boundaries must be:</p> <ol style="list-style-type: none"> 1. Proportionate – fairly representing the number of residents in East Boldon as a proportion of the number of

		<p>residents in South Tyneside.</p> <p>2. Sustainable – there must be strict rules put in place so that any developments ensure there is no increase in Flooding Risk, (in fact the rules should require future developments to reduce potential Flooding Risk), Air Quality within the Plan Boundaries must be improved and all matters relating to any future Development’s affect on Climate Change and the Preservation of Wildlife Habitat must be given maximum priority.</p> <p>3. Able to demonstrate a sustainable solution to the already very serious problems of congestion caused by Parking for access to the Metro, in the area covered by the East Boldon Neighbourhood Plan</p> <p>4. Limited to developments which retain the visual character and charm of the Plan Area which has taken many years to establish</p> <p>5. Aimed at the requirements of young people who aspire to establishing themselves and their families in the Plan Area, and Older people who are looking to down-size from large, former family homes which are now too big for them, to smaller, affordable, more manageable accommodation still within the Plan Area (I am not against any form of housing development in the Plan Area but I firmly believe there is quite sufficient stock of multi-bedroomed family homes which could be released into the housing market if their current owners/occupiers could find a suitable, smaller, more manageable home to move to within the Plan Area).</p> <p>6. Fully mindful of the fact that most of the amenities in the Plan Area (Schools, Doctors, Dentists, Recreational Space etc) are already over-subscribed and any future housing development would only add to these issues I would happily support small, well designed, environmentally-friendly housing developments in the Plan Area aimed specifically at the needs of both young people and young families wishing to establish themselves in the Plan Area, as well as older residents looking to “down-size” as long as all of the infrastructure, parking, air quality and congestion issues were fully resolved. I would not support large developments on Green Belt land which are unnecessary given the number of options locally to use “Brownfield” sites which are currently not in use. The fact that the development of these “brownfield” sites would be more expensive for potential developers should be of no concern given the price premium they would inevitably be able charge for such developments.</p> <p>Please inform me when the Council takes it’s decision about whether to make the East Boldon Neighbourhood Plan.</p>
071	Jean Youll	<p>My name is Jean Youll and I live at [REDACTED]</p> <p>I would like to comment on the Draft East Boldon Neighbourhood Plan as submitted by East Boldon Forum.</p> <p>I would like to place on record that I fully support the Draft East Boldon Neighbourhood Plan as submitted by East Boldon Forum.</p> <p>In particular, I feel strongly that any development of the area included in the Plan Boundaries must be:</p> <p>1. Proportionate – fairly representing the number of residents in East Boldon as a proportion of the number of residents in South Tyneside.</p>

		<p>2. Sustainable – there must be strict rules put in place so that any developments ensure there is no increase in Flooding Risk, (in fact the rules should require future developments to reduce potential Flooding Risk), Air Quality within the Plan Boundaries must be improved and all matters relating to any future Development’s affect on Climate Change and the Preservation of Wildlife Habitat must be given maximum priority.</p> <p>3. Able to demonstrate a sustainable solution to the already very serious problems of congestion caused by Parking for access to the Metro, in the area covered by the East Boldon Neighbourhood Plan</p> <p>4. Limited to developments which retain the visual character and charm of the Plan Area which has taken many years to establish</p> <p>5. Aimed at the requirements of young people who aspire to establishing themselves and their families in the Plan Area, and Older people who are looking to down-size from large, former family homes which are now too big for them, to smaller, affordable, more manageable accommodation still within the Plan Area (I am not against any form of housing development in the Plan Area but I firmly believe there is quite sufficient stock of multi-bedroomed family homes which could be released into the housing market if their current owners/occupiers could find a suitable, smaller, more manageable home to move to within the Plan Area).</p> <p>6. Fully mindful of the fact that most of the amenities in the Plan Area (Schools, Doctors, Dentists, Recreational Space etc) are already over-subscribed and any future housing development would only add to these issues I would happily support small, well designed, environmentally-friendly housing developments in the Plan Area aimed specifically at the needs of both young people and young families wishing to establish themselves in the Plan Area, as well as older residents looking to “down-size” as long as all of the infrastructure, parking, air quality and congestion issues were fully resolved. I would not support large developments on Green Belt land which are unnecessary given the number of options locally to use “Brownfield” sites which are currently not in use. The fact that the development of these “brownfield” sites would be more expensive for potential developers should be of no concern given the price premium they would inevitably be able charge for such developments.</p> <p>Please inform me when the Council takes it’s decision about whether to make the East Boldon Neighbourhood Plan.</p>
072	Elizabeth Gaynor Clarke	<p>Sir/Madam I would like to support the neighbourhood plan and ask for it to be adopted in its most recent form for the following reasons</p> <p>1 it represent a robust consultation of views of local people and the community</p> <p>2 it has consulted expert professionals and national bodies to ensure the accuracy of the submission</p> <p>3 the environmental report is particularly relevant as is the consideration of previously unrecognised historical environment .</p> <p>4 The experience of the last 13 months has shown the reliance on the green belt in and around East Boldon for recreational use for families across the Borough and not simply for residents of East Boldon.</p>

			<p>5 I have only recently become aware of the discharge of sewage on the coast of South Tyneside this requires special consideration and reports carried out and published regarding the affect on the coastline , wildlife and safety of the beaches and the sea for recreational use.</p> <p>I would like to ensure that my support is relayed to the Independent Examiner and the views of the local community are heard.</p>
073	April Jones		<p>I have taken part throughout the process of the development of East Boldon neighbourhood plan by attending public consultation meetings. I fully support the plan and have major concerns about the impact of the use of green belt to build new housing, and in particular the implications of this in terms of the environment, transport, already overstretched facilities such as schools and health centres and other services.</p>
074	Judith Hutchinson		<p>I cannot support the Draft Plan -</p> <ul style="list-style-type: none"> • I have no idea what is actually being proposed for the future of East Boldon. I do not have the time or the inclination to wade through the massive amount of information that is written in committee-speak jargon. • I cannot support the role of an unelected, unaccountable body, the Boldon Forum, which I know little about but is purporting to make decisions in my name. We will soon be asked to elect local councillors. What is the point of voting when decisions are being made by volunteers?
075	Fred Cockburn		<p>I wish to register my support of the above Neighbourhood Plan which has included, in my opinion, all areas which, if not addressed now, could detrimentally affect the area. It is my 100 per cent belief that brown field areas should be considered first and foremost when new builds are considered and that the green belt areas should be maintained for the good of local wildlife and other environmental needs for the area. In addition I would also suggest that grants to improve and enhance the existing older buildings in the village, both domestic and commercial, should be considered to avoid their decay and discourage more new building than is necessary. Thank you for your attention to this matter</p>
076	Mick Mckenna		<p>My view concurs with that of the Forum Plan.</p>
077	Henry Cumbers	Historic England	<p>RE: Neighbourhood Planning (General) Regulations 2012 Consultation on Regulation 16 Submission draft version East Boldon Neighbourhood Plan</p> <p>Thank you for consulting Historic England on the submission draft of the above neighbourhood plan. As the public body that advises on England’s historic environment, we are pleased to offer our comments.</p> <p>Historic England made several comments in relation to the pre-submission draft plan, in December 2020. We are pleased that these have largely been considered. Having reviewed the Regulation 16 submission draft version, we do have some comments to make. These are outlined in Appendix A.</p> <p>Thank you once again for the opportunity to comment. I hope our comments will be useful. Please contact me</p>

			<p>should you require any clarification.</p> <p>NOTE: Please also see Appendix 2</p>
078	John and Karen Pearce		<p>We would like to fully support the draft neighbourhood plan submitted by East Boldon Forum. The draft plan provides a comprehensive approach to the sustainable development required in the plan area, whilst retaining the village characteristics and heritage. Key issues from our perspective are;</p> <ul style="list-style-type: none"> - local infrastructure - open space and leisure facilities - encourage independent retail and hospitality - parking particularly around the metro station - good housing mix to meet changing population need - retaining the village 'feel' <p>We would like to be kept up to date as the draft neighbourhood plan continues to progress through the process</p>
079	Susan Lawrence		<p>I have been a resident in East Boldon for over 30 years. East Boldon is a great place to live. During lockdown I have appreciated the village even more. I believe the green belt should be protected and green spaces enhanced. The Green Belt, along with local parks and tracks has been enjoyed by local residents as somewhere to walk and exercise which is also great for mental health and wellbeing. I endorse the Walking and Cycling policy</p> <p>I fully support the policy relating to the Settlement Boundary. Any new housing should be on brownfield sites. New housing should be kept to a minimum and built to meet the needs of the community. I am concerned that any new housing will put a strain on the local infrastructure which is already at capacity.</p> <p>I wholly endorse The East Boldon Forum's Submission Neighbourhood Plan.</p>
080	Fred Cockburn		<p>I have been through the East Boldon plans proposal and by and large I am in agreement with it. We decided to move here a couple of years ago after looking at various areas and decided upon East Boldon given it's open spaces yet good facilities.</p> <p>Call me selfish but, despite being aware that .some. progress is necessary, it must also be proportional and never lose sight of the bigger picture</p>
081	Roy Wilburn		<p>I wish to give my support to the Submission Draft East Boldon Neighbourhood Plan, including its Vision, Objectives and Policies.</p> <p>The plan was well received after much consultation within the community and is a very thorough and representative document.</p> <p>Policies EB3 and EB4 reflects greatly the built and historic environment of the village which is central to the character of the village itself.</p> <p>Policies EB5,7,8 within the plan provide important support in the protection of SSSI sites and numerous Local Wild Life Sites.</p>

			<p>A sense of community and access to green and open spaces is highly valued within the village. EB 16 builds on the provision of new and the enhancement of community facilities, as well as seeking to resist the loss of existing facilities. The community has very strong concerns about the ability of the local infrastructure to support further development within the village. (EB19)</p> <p>EB21-5 The village community has attached great importance to issues of traffic and parking which the policies address. Also the community wish to improve and protect network of cycle routes, maintained footpaths and Bridleways.</p> <p>Community actions again address the wishes of the community at large and are of real significance.</p> <p>In conclusion I believe that the Forum has significantly strengthened the plan in the light of comments from further recent consultations and again reiterate my support for the efforts of the Forum itself and its Draft Submission Plan.</p>
082	Iain Cameron		<p>I write in support of the proposed Neighbourhood plan.</p> <p>The policies put forward will help keep the identity, scale and community spirit of East Boldon village, which is very important to me.</p> <p>The policies will also help protect the green infrastructure and wildlife habitat on the fringes of the village, but at the same time facilitate a proportionate amount of housing.</p> <p>The green spaces proposed along with policies to promote walking and cycling will have a positive impact on the physical and mental well being of its residents.</p> <p>I commend the Forum in the way in which they have engaged with the community in preparing the plan.</p>
083	Judith Briggs		<p>As part of the council consultation for East Boldon I am in agreement with the plans put forward by the East Boldon Forum</p>
084	Jane Arthurs		<p>I am writing to express my support for the East Boldon Neighbourhood Plan. I am most anxious that it is adopted and implemented.</p> <p>I have attended all consultations carried out and followed the stages in the development of the plan. I think it has been done thoroughly, carefully and with integrity. It has been based on secure evidence.</p> <p>I think the issues have been correctly identified and appropriately explored. I think the policies are appropriate and the objectives highly desirable. It has reached sound conclusions and it expresses the outlook of the people of East Boldon.</p>
085	Jayne Mackie		<p>I wish to email with my full support for the unwavering work of East Boldon Forum and their thoughtful, detailed, sustainable Neighbourhood Plan.</p> <p>I fully endorse their formal document as a resident living within the East Boldon Forum boundary.</p>
086	Helen McQuillan		<p>This email is to show my support for the East Boldon Forum Neighbourhood Plan.</p>

			I've actively partaken in the research and requests for opinions of residents and am satisfied with its content and suggestions.
087	Annette Thompson		I am emailing in support of the East Boldon Forum neighbourhood plan. My name is Annette Thompson and I live [REDACTED].
088	Marie Campbell		I would like to express my support for the East Boldon Neighbourhood Plan. We have recently moved to East Boldon from South Shields and I appreciate all that the area has to offer and I am keen to protect that. I believe the plan maintains the best interest of East Boldon residents whilst acknowledging realistic plans for the future. Please inform me of the decision of the plan.
089	Liam Holder		Just an email to say I fully support the adaptation of the East Boldon Neighborhood Plan. The plan sustainably preserves one of the very few correctly developed areas in South Tyneside while allowing room for reasonable expansion.
090	Russell Sanderson		This plan has my support.
091	Paul Youlden		I would like to confirm my support for the draft East Boldon Neighbourhood plan. In particular I support the objectives to protect the green belt and to develop local sports facilities.
092	Mr and Mrs S King		My husband and I support the local neighbourhood plan as outlined .
093	Maureen Skevington		I write to register my full support for the Submission Draft of the East Boldon Neighbourhood Plan. I would also wish to acknowledge the tremendous efforts which have been made by the East Boldon Forum throughout this consultation process to consult widely, and to engage with residents & workers in the village to gain their views. I believe this wide consultation and inclusion of views is key to the strength of views and the in-depth work of The Forum. I have attended at Consultation Events and have witnessed the strength of feeling made by residents for the sustainability and long-term preservation of the historic character of the semi- rural village. I believe that some of the key aspects of the Neighbourhood Plan are: <ul style="list-style-type: none"> • To protect the village from large scale developments. • Any development is inline with the unique character of the village. • Any new homes must reflect the needs of residents and must include affordable homes, 1st homes and homes for retired residents. • The use of Brown field sites to protect and prevent the loss of Green belt. One important feature of the Plan is the effect of Climate Change and the Historic Environment both within and at the edges of the village. I believe comments in the Neighbourhood Plan bring to the fore the importance of

			protecting our diverse and unique natural environment. These aspects in the Plan are vital to the character of East Boldon in respect of community well- being, local green space and protected open space.
094	David Thompson		I would like to support the above plan to ensure we protect our unique village, with its semi rural character, history, variety of small businesses, listed buildings and wide range of nature reserves/green spaces from poorly planned developments which have a negative impact and do not meet the needs of its community. We need to ensure any planning developments accommodate the needs of the current community and those of future generations, with particular emphasis on retaining green spaces, which has been particularly relevant during the pandemic - once lost they cannot be reinstated.
095	Vivien Davies		I am writing to register my support for the East Boldon Neighbourhood plan. It is extremely important that communities have a say in the development of their local area. This plan encapsulates the vision and objectives of the community and contains planning policies that is hoped will achieve these objectives. Not only does East Boldon need to retain the 'village' feel and not become an urban sprawl but it is also important that areas of green belt are retained as well as transport, parking and housing issues are managed appropriately
096	Neil and Gill Humphreys		We would like to support the East Boldon Forum plan, to maximise the use of brown field sites and protect the green belt and limit the development of the area to essential only. The Boldon areas should not be merged by piecemeal expansion so as to retain their identity and character , The area should retain its village identity with associated quality of life, Issues already exist with car parking, around schools and metro stations, traffic management through the village, utility capacity and green spaces - these should not be further compromised.
097	Phil Barrett		I am writing to express my strong support for the submission draft of the East Boldon Neighbourhood Plan.
098	Andrea Tobin		I have been a resident of East Boldon for past 23 years and I fully support the Submission Draft of the East Boldon Neighbourhood Plan, including its Vision, Objectives and Policies. In particular, I support the views on: <ul style="list-style-type: none"> • sustainable development which seeks to prevent overdevelopment of the village and thus safeguarding the unique feel of the village and the excellent services we have. • Natural environment policies which seek to plan positively for the protection and creation of biodiversity and green infrastructure • Transport, Traffic and Parking issues which are very important to address.
099	Grahame Tobin		I am a member of East Boldon Neighbourhood Forum and have been extensively involved in the preparation of the plan since 2018. I fully support the Submission Draft of the East Boldon Neighbourhood Plan, including its Vision, Objectives and Policies.

		<p>The plan is based on the views expressed by the community following a number of public consultation sessions. Key messages in the plan which I fully endorse include:</p> <p>Sustainable Development – the village would not be able to cope with significant developments as outlined in the proposed local plan which was published in August 2019. Overdevelopment of the village – such as was proposed in the 2019 draft – would completely change the feel of the village and overwhelm the schools and other services available.</p> <p>New Development - to be within the settlement boundary defined on the Policies Map. This boundary has been drawn to reflect the current statutory Green Belt boundary around the village. Any developments outside the settlement boundary will completely change the feel of the village – something which views expressed at community consultations were very keen to avoid.</p> <p>Built and Historic Environment – this is a characteristic of the village and the plan sets out the importance that the Forum has placed on this.</p> <p>The preparation of a Design Code and the Community Character Statement illustrate a comprehensive approach to support these policies.</p> <p>Natural Environment - policies within the plan provide important support to protecting the Site of Special Scientific Interest and the five Local Wildlife Sites within the plan area. They back up Objective 3 of the plan which seeks to plan positively for the creation, protection and enhancement of biodiversity, green and blue infrastructure.</p> <p>Green and Blue Infrastructure – these proposals recognise the importance that the land around the village plays in providing wildlife corridors and areas of recreational open space.</p> <p>Trees and Woodland – there is community support to retain existing trees and woodland within the Forum boundary.</p> <p>Local Economy – Existing shops and businesses are an important part of the village and are valued by the community, they provide employment, shopping and leisure opportunities. Policies included in the Forum’s plan seek to support development proposals that result in the creation or protection of jobs and sustainable growth. The plan recognises a number of local retail centres across the village which provide essential local services and the plan seeks to protect these from loss.</p> <p>Housing Needs - The local community support the provision of housing to meet identified local needs, as well as that which is of an appropriate scale to maintain and enhance the special character of the village. The forum commissioned an independent housing needs assessment and undertook its own housing needs survey to inform the plan’s housing policies.</p> <p>The requirement of 12 dwellings per annum provided by the housing needs assessment would equate to 240 dwellings over the plan period. This is a much more sustainable total than the figure of 950 homes provided in</p>
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			<p>the South Tyneside local Plan – Pre-Publication Draft.</p> <p>Sports, Green and Open Spaces – The village is fortunate to have access to a number of sports facilities and green and open spaces. These are highly valued within the community and the plan seeks to ensure that these facilities remain accessible.</p> <p>Transport, Traffic and Parking - The local community have attached great importance to resolving their concerns over the impact of traffic and parking on the village particularly related to providing access to the retail centres and Metro parking.</p> <p>It is also very important that the current network of cycle routes, footpaths and bridleways are protected and where possible improved and linked to provide safer access to areas around the village and to other parts of the borough.</p>
100	Susan Ryans		<p>I am writing to give my full support to East Boldon Neighbourhood Plan. I am very concerned about protecting green belt land, and the effect of extra housing will have on the infrastructure of the village, particularly transport and schools.</p>
101	Mike Ryans		<p>I am writing in full support of the draft East Boldon Neighbourhood Plan as published on your website. The plan is comprehensive in it's vision and future objectives. The main point of my support stems from a desire to recognise the required differences between village communities and the values they cultivate and the qualities of towns and cities. If we simply allow urban sprawl, simply because it is a quick fix for short term government policy we will lose these differences forever. I could never fully comprehend the initial proposals from council which promoted a massive expansion of housing completely out of proportion to the existing size of East Boldon. The sacrifice of green belt areas were a developers dream and we have seen previously that the same developers are not setting out to meet real housing need but simply to maximise profit with inappropriate housing supply. This, in my opinion, does not benefit the South Tyneside population in the short or long term. I therefore give my full support to the East Boldon Neighbourhood Plan as published,</p>
102	Paul Dixon	Highways England	<p>Thank you for your email of 10th March 2021 requesting a consultation response to the Submission Draft of the East Boldon Neighbourhood Plan.</p> <p>In November 2020 we provided a consultation response to the East Boldon Forum relating to the Pre-submission Draft of the Neighbourhood Plan for East Boldon. Our previous review concluded that we support the principles of the plan and objectives identified as part of the Neighbourhood Plan vision and welcome the opportunity to engage on developments or infrastructure measures that may impact upon the strategic road network (SRN). We would reiterate our support relating to the Submission Draft version of the East Boldon Neighbourhood Plan and offer more specific comments below.</p> <p>With regards to the local economy, we previously requested that Highways England is consulted on any plans to alter the land use characteristics of the Cleadon Lane Industrial Estate site due to its proximity to the SRN (Policy</p>

			<p>EB11). We would reiterate this request. We would also continue to encourage early engagement with Highways England on the wider housing objectives, depending on the scale of development being considered.</p> <p>Policy EB19: Infrastructure recommends that new development will be ‘required to provide or contribute to the infrastructure requirements that are related to them’. We would continue to advise that this could extend as far as the SRN depending on the scale and nature of development. Further consultation on any planned infrastructure likely to have an impact on the operation of the SRN is welcomed.</p> <p>Registered office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ Highways England Company Limited, registered in England and Wales number 09346363</p> <p>The objective with regards to transport and movement is to ‘manage the network of the plan area to be safer, more efficient and more environmentally friendly for visitors’. We continue to support the plan’s intention to support a wide range of transport modes and give priority to walking, cycling and public transport use. We are aware that a modelling exercise has been undertaken regarding site allocations within the South Tyneside Local Plan which could have an impact on the SRN. However, we understand that the site allocations may be subject to change and hence the evidence base and modelling work will need revisiting.</p> <p>Changes to the South Tyneside Local Plan</p> <p>We are aware that South Tyneside Council is currently preparing a new local plan which will replace the existing saved planning policies. We are also aware that there may be changes to the site allocations within the South Tyneside Council Local Plan and we would welcome consultation relating to these changes. Please note that any comments relating to the site allocations and the SRN within the East Boldon Neighbourhood Plan area may be subject to change following review.</p>
103	Delia McNally		<p>I would like to support the proposed East Boldon Neighbourhood plan. I already sent in a response but I did not include my home address so for the avoidance of doubt, thought I should make sure my response qualifies.</p> <p>I am a member of the EBF Executive and have spent a lot of time on Natural Environment and green issues, since I have a good understanding of the issues due to my work and academic background. This is where I was able to contribute most usefully. I have enjoyed the work -particularly learning from colleagues whose background differs from my own. They are phenomenal, clever people who really understand planning, building inspection, photography, architecture, language, communication, accounting, scientific method and challenge. Their opinions are so generously and unassumingly given, at the same time grounded in years of experience. Working alongside them has been a pleasure and a privilege. EBF Neighbourhood Plan is something of which I feel very proud.</p> <p>The same rigour that went into the NP was applied to all consultations undertaken with the East Boldon Forum community. The work has been thorough and I believe gives a faithful depiction of the views held by the East Boldon Forum community.</p>

		<p>The policies proposed will help keep East Boldon a village that is recognisable and maintain its special identity. This in turn will help South Tyneside to keep its green corridors intact -something which is only now emerging as an important factor in reducing the worst effects of climate change and species collapse. The Forum recognises the need for new housing but we want good quality homes for all age groups, whatever their financial status. We are passionately in favour of sensible and proportionate development such that the village is not overwhelmed and our identity lost.</p> <p>The protection of green spaces and the new ones proposed, along with policies to promote walking and cycling are very positive ideas. The pandemic has connected people to their local green spaces in ways that were not anticipated previously. We are all gaining a new appreciation of what we have on our doorstep and what we stand to lose if insensitive development is permitted. I believe the EBF Neighbourhood Plan is forward thinking and ahead of its time in this regard.</p> <p>I am particularly in favour of Local Green Space policies especially LGS09 which seeks to retain for wildlife a proportion of the eastern North Farm field. This field once extended to North Road but went for housing 30 years ago. The section in question sits in a wildlife corridor that connects Colliery Wood, Tiledsheds SSSI and Boldon Flats Local Wildlife Site. The undeveloped part of the North Farm field to the east has completely rewilded and is species rich; a shelter belt for migrating birds by dint of the mature hawthorn hedging which borders the field and a large mature hawthorn copse to the north of the field. The north east corner of the field has a burn, Tiledshed Burn a tributary of the River Don running through it. The northeast corner is very wet and floods in winter. It is 200 metres from a SSSI designated for water vole and great crested newt. Many amphibians are present. Our imagining of the site would definitely represent a wildlife and biodiversity net gain for the area.</p> <p>I wholeheartedly support the East Boldon Neighbourhood Plan.</p>
104	Christine Crake	<p>I would like to offer my support to the latest submission of the East Boldon Neighbourhood Plan. I believe that the additional comments and content include relevant information to strengthen the plan with regards to the key features that were highlighted during the latest phase of consultation.</p> <p>My personal concerns regarding the further development of the village that my family have lived in for over 20 years (and where my husband grew up), are mostly relating to maintaining the integrity of the village in both aesthetics and community, ensuring that the green belt is maintained, preserving the historical element of the village, improving/protecting the general infrastructure including car parking, traffic levels and access to public services, prevention from flooding by safe planning and appropriate building projects and protection of the wildlife within the surrounding areas.</p> <p>Whilst there will never be a plan that resolves all of the issues raised by various community members, I believe that this plan is thoughtful and considerate and is as close as we can have to protect the areas that we all have</p>

			<p>concerns about. In my opinion, the team that have worked on it have completed it with great care in relation to the 8 key objectives.</p> <p>I have great reservations about further building in the village but believe that if it has to happen due to regional needs, it should be done with the local residents in mind and with thought and consideration to all of the above points. I therefore offer support to the revised version of the plan.</p>
105	Gordon Harrison	Nexus	<p>Comments</p> <ol style="list-style-type: none"> 1. Policy EB20 is supportive in terms of enabling additional parking to be provided for Metro Park & Ride customers at or close to East Boldon station. 2. Nexus recognises that the existing demand for parking at East Boldon Metro and the characteristics of the station catchment area suggest the need for additional parking spaces to support the wider objectives of the Neighbourhood Plan. 3. An independent study commissioned by Nexus to assess future demand for park and ride facilities concludes that East Boldon Metro should be a priority location for further parking provision, if feasible, as existing capacity will be exceeded by demand by 2030, as was often the case prior to COVID-19. 4. The study identifies three potential sites for additional parking close to the Metro station, however two of the sites have either Local Green Space or Green Belt designation within the draft Plan, and their use for parking purposes could be contrary to those policies although it is understood that a small intrusion into Green Belt land may be permissible for such purposes, subject to assessment against Green Belt tests. In this context, Policy EB21 is supportive of increased park and ride capacity but the Plan will need to consider possible trade-offs between sustainable transport and environmental protection priorities in the station area. 5. Policy EB21 supports additional cycle parking facilities at East Boldon Metro. Active travel links as set out in Policy EB25, including improved walking and cycling routes radiating from the station area would supplement further cycle storage and help to reduce the number of short-distance trips made by car to and from the station. 6. The comments in the Transport and Movement background paper relating to community support for Metro network extensions and EV charging points at East Boldon Metro station are noted. In relation to the comments about level-crossing barrier downtime, these are Network Rail operational issues over which Nexus has no control.
106	Peter Arthurs		<p>I am writing to express my my wholehearted support for the East Boldon Neighbourhood Plan. I strongly urge that it is adopted and implemented in full.</p> <p>Having attended all consultations carried out, and followed all the stages in the development of the plan, I believe it has been prepared objectively, thoroughly, carefully, and with integrity. It is based upon a broad base of secure evidence and data.</p> <p>I believe that the corpus of issues, following extensive consultation and investigation have been correctly</p>

			<p>identified and appropriately explored . I think that the policies which are set out are relevant, appropriate and consistent and the detail and scope of the objectives highly desirable. It presents sound conclusions, and it expresses the outlook and expectations of the people of East Boldon most succinctly and accurately.</p> <p>I have lived in East Boldon for well over 40 years and have keenly observed the changes which have taken place. These changes have not always benefitted from the kind of consideration and scrutiny now being proposed in this report.</p>
107	Louise and Christopher Forster		<p>I agree and accept the proposal from east Boldon forum</p>
108	Dawn Golightly		<p>I fully support the Submission Draft of East Boldon Neighbourhood Plan and would like to take the opportunity to thank East Boldon Forum for their amazing efforts throughout.</p> <p>I have attended various Consultation Events which have been well planned and supported by large numbers of local residents. I share their passion for the sustainability and long term preservation of the historic character of our village.(I have enjoyed living here since 1963).</p> <p>We need to continue to work collectively to ensure everyone understands and respects the importance of protecting our unique and diverse natural environment.</p> <p>The aspects the plan has highlighted are vital to the Character of our village and the well-being of our community.</p>
109	Kim Swan		<p>I would like to object to the east boldon plan on the following grounds:</p> <p>Please keep me updated of any decisions -</p> <p>In 2016/17 when the Forum first formed, they included Moor Lane and Boldon Flats, which are in Cleadon, in their proposed Neighbourhood Boundary. Despite objections at the time, this boundary was agreed by the South Tyneside Planning Committee and was set for 5 years.</p> <p>The submission draft of the Neighbourhood Plan is based on this boundary, and the problem of the Forum now including the Moor Lane scheme is that (this submission states), "Once adopted it is a statutory document that will be incorporated into the district planning framework (Local Plan) and must be used to determine planning applications"</p> <p>If the Inspector agrees the Forum's Neighbourhood Plan this will proceed to Referendum and then will inform the policies of the new draft Local Plan. The effect of this will be that these will prevent any objections to the proposed development in Cleadon, which is supported by this infrastructure, at the local planning stage. (The 'proximity test' is within 2 kilometres of a walking or cycling route.)</p> <p>What this means for Cleadon residents, is that by East Boldon Forum controlling Moor Lane and Boldon Flats for planning purposes, and then promoting the walking and cycling lane, they (and our ward councillors) are also promoting unsustainable Green Belt development in Cleadon. This issue should have been considered when this</p>

		<p>scheme was included in their Active Travel routes.</p> <p>The funding of the Moor Lane scheme is through the Active Travel Fund and the purpose of this is to provide infrastructure for 'sustainable transport' (walking and cycling). As 'sustainable transport' the Moor Lane walking and cycling scheme also provides the infrastructure required to mitigate the increase of cars and congestion that the proposed developments in Cleadon and in Whitburn will cause in Cleadon. Without this scheme (and the Sunderland to South Shields Bus Corridor Improvement Scheme), these developments would be considered as unsustainable. If the Moor Lane scheme is shown to satisfy the criteria for funding, this would then deem that it would 'mitigate' the increase of traffic from development and make the proposed developments sustainable. In reality that would only be the case if every occupier of the proposed housing does not use a car to travel to work or for social purposes, and only cycles or walks (or gets the bus to Sunderland) instead. Is that realistic? The Moor Lane scheme does not even reduce traffic now, as making Moor Lane into a one way system for motorised traffic just diverts traffic onto other roads in residential areas in Cleadon. The Council has informed 'affected residents' that they will put in mitigation measures to reduce the risk of accidents this will cause but why have they proposed a scheme when they knew that this would cause this risk to the safety of pedestrians, especially those walking children to school?</p> <p>The increase of air pollution this is also causing has not been acknowledged by the council. If development goes ahead then there could be hundreds more cars and a huge increase in pollution in these residential streets too. The effects of air pollution on people's health – especially for young children - cannot be mitigated unless the source of this is removed. This could only be done by not causing this increase in traffic in the first place.</p>
110	Jill Rowden	<p>I am wiring to provide my provisional support for the east Boldon neighbourhood plan. In general I'm supportive of the plan.</p> <p>However, I object to moor lane and Boldon flats being included in the boundary. These two areas sit within cleadon and should not be part of the east Boldon plan. I would also like to add that I do not think most cleadon residents will have noticed this addition, as by its very name the plan is called 'east Boldon'. No one will therefore make the connection to it including elements of cleadon village. I'm therefore deeply concerned that this could go ahead, unnoticed by a large majority of cleadon residents, which would not be right.</p>
111	Fiona Milburn	<p>As a resident of Cleadon, I wish to strongly object to the East Boldon forum proposal to change the road scheme of Moor Lane, Cleadon.</p>
112	Mrs J Moody	<p>I would like to advise the Council that I support all the proposals of the East Boldon Neighbourhood Forum.</p>
113	Dave Hutchinson	<p>I am responding to South Tyneside Council's consultation on the above draft Plan.</p> <p>In summary, I fully support the vision, objectives and policies set out in the draft Plan. East Boldon Neighbourhood Forum has put in an enormous amount of work over the past three years in putting the Plan together. It has consulted extensively with the local community and has ensured that comments received from</p>

		<p>these consultations have been incorporated in the submission draft Plan.</p> <p>East Boldon is a village with great character and history, with a rich built and natural environment which deserve to be protected from unsympathetic new developments. It is surrounded by green belt which contributes significantly to the character of the village and provides a convenient 'green lung' for residents and a haven for wildlife. It is vital that these attributes are preserved for future generations.</p> <p>While all of the policies in the Plan are important, in my view, the following policies are particularly significant:</p> <p>EB1- Sustainable development</p> <p>It is important that any new development in East Boldon is proportionate and sensitive to the current size and nature of the village. Policies EB1 a,b,g and k are particularly important.</p> <p>EB2 – General location of new development – Any new development should be confined to within the current settlement boundary, rather than extend into the green belt.</p> <p>EB3 – Design – New development where it does take place, and in particular new housing, should be sensitively designed to complement the characteristics of buildings in neighbouring areas of the Village.</p> <p>EB4 – Heritage Assets. Existing heritage assets within the Village should be conserved. In particular, any development in the East Boldon conservation area should preserve or enhance the area's character.</p> <p>EB13: The delivery of new housing</p> <p>EB14: Housing Mix</p> <p>EB15: Affordable Housing</p> <p>Any new Housing in East Boldon should be confined to within the existing settlement boundary and be limited to the quantity and mix identified in the East Boldon Housing Needs Assessment (2019). Any new housing development of 10 or more units should also contribute to the needs identified in the East Boldon Housing Needs Assessment (2019).</p> <p>EB17 & 18 – LGS and POS</p> <p>East Boldon has a number of important green and open spaces which should be protected from development in order to preserve the character of the village.</p> <p>EB20: Sustainable transport and new development</p> <p>In order to help combat climate change and minimise air pollution, priority should be given in new developments the needs of walkers and cyclists, with dedicated paths created which give them priority. Existing roads though the village should be adapted to make them safe for pedestrians and cyclists.</p>
114	Lee Woolston	<p>I am writing to support the sustainable development objectives of the East Boldon Neighbourhood Plan and the work of the East Boldon Forum in producing such a detailed piece of work.</p> <p>I particularly support the objectives outlined for sustainable housing, protecting and preserving the natural and</p>

			<p>built environment, and sustainable economic growth in East Boldon. I would like to be kept informed of the progress of the local plan.</p>
115	David Edwards		<p>Just a quick note about your mission to close Moor Lane in Cleadon - your plan states you aim to reduce CO2 emissions. Isn't the closure going against this strategy? As well as making cleadon more polluted and more dangerous, hundreds of drivers a day are going further every day- but no one is using the closed road to commute - they are using it to walk their dogs or go for a nice stroll. There are massively negative impacts on the environment and especially on cleadon - we now have loads of traffic flying down our residential streets. I literally have no idea how you came up with this scheme, as it directly goes against everything you claim to stand for. If you honestly believe that by turning a road into a footpath and (unusable) bike path, please show me the data on the number of drivers adding additional miles compared the number of people now walking from Newcastle to Whitburn because you have closed moor lane? Without such data how can you claim to be following your own environmental policy? You can count this as an objection to your proposals.</p>
116	Ingrid Shepherd		<p>I fully support the East Boldon Neighbourhood Plan, I enjoy the green spaces and nature that's in and around the Boldon Area and we need to be very careful not to disrupt the current situation. I have owls and newts in my garden and that's all down to the green space around Boldon.</p>
117	Janet and Jimmy Goudie		<p>My husband and I would like to fully support everything that the East Boldon Forum have put forward with regard to improvements and suggestions for the area. We really appreciate the efforts by the Forum, have attended all of the consultation meetings and wish to give our full support to all of their suggestions.</p>
118	Anne Gray		<p>I would like to express my support for the East Boldon Neighbourhood plan which has been submitted by South Tyneside Environment protection forum. This plan has been created using up to date information which identifies important considerations to ensure protection of the environment, positive responses to climate change and the historical connections, architecture and current village community needs. It is well researched and is more up to date than other plans put forward by the council. Please use this work when considering any future plans for housing and building work. Especially regarding building on green belt land which is so precious to our environment and quality of life and to ensure that any plans for a flyover around Tilesheds are permanently discarded. If full barriers are required this would be a more beneficial and cost effective method of safety regarding the crossing, together with protecting the nature reserve at tile sheds and slowing traffic in this area.</p>
119	Susan Balmer		<p>I am a member of East Boldon Neighbourhood Forum and have been involved in the development of the plan since 2018. I fully support the Submission Draft, including its Vision, Objectives and Policies.</p>

			<p>Throughout the process of preparing the plan, the local community has been consulted widely and I am pleased that the plan has been very well received by the community at all stages. Complimentary comments have also been received from statutory consultees. Following the receipt of these comments, the Forum has strengthened the plan and has paid particular attention to the historic environment of the village. The Forum has also updated the plan to take into account growing concerns about climate change.</p> <p>Living, as I have done, for 44 years on the edge of the settlement boundary defined on the Policies Map of the plan, I appreciate the current Green Belt boundary around the village. I was aghast at the proposals within the South Tyneside Local Plan and the exceptional circumstances case made by the Council in their 2019 Green Belt Review. The number of houses to be allocated on green belt land and the number of houses planned for the Forum Area was disproportionate and unnecessary. The settlement boundary as set out by the Forum, following consultation with the community, supports new development within the boundary and protects the historic core and character of the linear village.</p> <p>I agree that new building should be sited firstly on brownfield sites and that part of the land at Cleadon Lane Industrial Estate could be allocated for housing development to provide a well-sited group of homes close to transport links and local shopping areas.</p> <p>I am particularly supportive of the Community Character Statement to preserve the historic core of the village, especially in the light of the placing of the Conservation Area in Historic England's at risk register. I also support the inclusion of a Design Code to encourage sensitive design.</p> <p>I applaud the policies for Natural Environment in the plan. Living in the Forum area, in a semi-urban belt of land makes the protection of our flora and fauna more challenging and the plan shows how the community value the protection of species. The accompanying Natural Environment Paper supports the plan admirably, with a wealth of data.</p> <p>The plan allocates areas of high landscape value and protects the iconic passageways and magnesian limestone walls so that the historic character of the village is retained. In consultation events, the community was keen to support the protection of such features and also to protect numbers of trees and woodland in the area, over and above those covered by TPOs. I agree strongly with these views.</p> <p>The village contains many local businesses and services and I agree with the policies in the plan which support the businesses and create employment and variety of experiences for residents and visitors.</p> <p>Cleadon Lane Industrial site is interesting because of its proximity to transport but it is a brownfield area which could provide much needed affordable housing, close to the Metro and shopping. The use of brownfield sites must come before development of the green belt, as stated in the plan. I think that the requirement for housing shown by the housing needs assessment could be delivered within the settlement boundary.</p>
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120	Laura Neilson		<p>Having reviewed the east Boldon draft neighbourhood plan I would like to register my support of this. I am in particular passionate about preserving the village character, green space and ensuring that any new housing solutions are sympathetic to the village aesthetic with appropriate infrastructure including schools, hospitals and transport. I particularly agree that the area between tile sheds Lane and extending to the Paddock should be a protected local green space as this really is a haven for wildlife including birds and this area is well used by walkers amongst other activities.</p> <p>I would be most grateful if you could inform me of the outcome of the council's decision on this matter.</p>
121	Ian Beattie		<p>I wish to object to the inclusion of Moor Lane and Boldon Flats within the East Boldon Neighbourhood Plan boundary. Specifically I also strongly object to the conversion of Moor Lane into a 'one way' pedestrianised route as it is dangerous, creates unnecessary carbon emissions and extra traffic along other routes within and around Cleadon and as such does not meet the test of providing sustainable transport routes in and around Cleadon. This is a very poorly thought through proposal and should be abandoned. The East Boldon boundary should be redrawn at the Rail line and should not include Moor Lane or Boldon Flats.</p>
122	Mrs A Ashman		<p>Regarding the submitted neighborhood plan for East Boldon .</p> <p>I wish to express my support for the draft plans policies , especially those pertaining to the settlement boundary, green belt and nature environment . The forums plan reflects the views of the community , it's green and it builds resilience to climate change .</p>
123	Neil Cuthbertson		<p>I wish to register my support for the East Boldon Neighbourhood Plan.</p> <p>I believe it is vitally important to retain the green belt which surrounds our area which sustains the natural environment and would also maintain the historic character of our village.</p>
124	Gillian Johnston		<p>Please accept my response to the consultation on the Submission draft of East Boldon Neighbourhood Forum's (EBNF) Neighbourhood Plan (NP). As a resident of East Boldon I am concerned about some parts of this submission and issues around EBNF's boundary.</p> <p>I believe that the EBNF application to become a designated Neighbourhood Forum submitted in 2017 should not have been approved by South Tyneside Council because it does not comply with Section 61F(5) of the Town and</p>

		<p>Country Planning Act 1990. Objections were raised at the time but were ignored by South Tyneside Council. Many of the objections are now realised, so this Neighbourhood Plan cannot be adopted for the designated area as there are too many conflicting interests.</p> <p>The East Boldon Neighbourhood Area extends beyond the ward boundaries to incorporate the fields of North Farm in West Boldon (Boldon Colliery Local Ward); the Tilesheds area and Boldon Flats most of which is in Cleadon. These areas are presently highly contentious with regard to South Tyneside’s emerging local plan in terms of development and delivery of infrastructure.</p> <p>Too many people living within the boundary of the EBNF area misunderstand the nature and purpose of neighbourhood planning and the implications of a Neighbourhood Plan, which needs to be rectified before any referendum takes place.</p> <p>I understand EBNF was designated as a Forum in January 2018 and will need to reapply for status and boundary in January 2022 which is less than a year. As Neighbourhood Plans (NP) have to be agreed by the local planning authority I request that all plans to adopt this NP and any future Referendum are put on hold until the implications of the boundary are fully understood by residents in Cleadon, West Boldon and Boldon Colliery and have the opportunity to make an objective and informed decision on whether or not they wish to be within EBNF boundary area and be subjected to this Neighbourhood Plan. The ideal opportunity for this to happen is when EBNF apply to be re-designated as a Neighbourhood Forum.</p> <p>I am making this request for the following reasons:</p> <ul style="list-style-type: none"> • First of all the boundary of (the proposed) EBNF was imposed and not agreed. It was not part of a consultation process - all interested parties were not included in the discussion. The area is not appropriate as a neighbourhood area as it cuts across ward boundaries and includes a number of separate communities, which reduces community cohesion. Recent research by Leeds Beckett University demonstrates “how boundary conditions and boundary designations generate antagonism and necessitate political action.” Residents living in Cleadon, West Boldon and Boldon Colliery have little idea about this plan or how it will affect them, so will cause antagonism between the villages concerned. • I believe this Forum is not representative of the people of East Boldon and does not represent the views and wishes of people living in this area. Neighbourhood planning is, potentially, an extremely powerful tool enabling communities to shape development in their areas so it is vital the whole of the community is engaged in the process and the right people are in charge. Sadly this is not the case with EBNF. The consultation process did not engage the whole community. This raises the question - should a handful of people be given a mandate by South Tyneside Council (STC) to determine the future of the area it represents? • East Boldon Forum is not representative of East Boldon, copies of minutes show there are approximately 12-14 members who are regularly involved. There is little evidence of new members, or new people on their various
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		<p>committees. They have failed to engage the wider community. This is concerning as the designated boundary extends beyond East Boldon and into Cleadon, West Boldon and Boldon Colliery which begs the question - how can East Boldon Neighbourhood Forum's Neighbourhood Plan represent not only the people of East Boldon but the wider community they have been designated to represent?</p> <ul style="list-style-type: none"> • Many of the active members, including most of the executive, are members of the Local Ward Labour Party - has STC checked membership details of the executive? I understand a Neighbourhood Forum should not favour any or be associated with any political party. Clear boundaries have been established for the 'integration of participatory democracy into the strategic plan-making of the local authority.' These boundaries were established to take politics out of development decisions and exclude all issues of contention from discussion. The fact most of EBNF's executive committee are also members of the Local Ward Labour Party means that EBNF is neither democratic or representative. This is cause for concern as EBNF's executive committee needs to be more representative if it is to be a real voice for the community that it represents. This will also lead to conflicting loyalties, who do they serve, the party or the community? • I am deeply concerned that EBNF is not democratic or representative as I note that they are vocal supporters of the Local Ward Labour Party's plan to make Moor Lane in Cleadon one way, because of the walking and cycling lane they have proposed. This is also referenced in their submission draft of their Neighbourhood Plan. References to this scheme in their NP are vague and fail to mention that it is in fact in a different village. I believe this is both a boundary issue as it is within the boundary but part of Cleadon Village and a conflict of interests, as the scheme was initiated by the Local Ward Labour Party. Are the residents of Cleadon aware that if the NP is put out for referendum and adopted this scheme will inform and/or become part of STC's emerging LP? This demonstrates how boundary conditions and designations generate antagonism and could necessitate political action. It also raises the moral and ethical question - how can a small group of people from East Boldon dictate what happens in the neighbouring Cleadon Village? Particularly when they reap the benefits but suffer none of the drawbacks/downside of the proposed scheme. I consider this to be a political rather than a community decision which will cause antagonism within the community. The supporting documentation mentions 'enhancing' this area. What do they mean by this? This needs to be clarified and any proposed plans/ideas by EBNF are made a matter of public record so the people voting in a referendum know exactly for what they are voting. • I would like it noted that members of EBNF executive have used their status as a recognised Forum to fulfil their personal vanity projects. Foreexample the 2017 plan to 'Green East Boldon' (strongly opposed by the community) put forward by retired architect, EBNF vice chair (at the time and still a member of the executive committee) and Labour Party stalwart Joe Thompson which involved removing an historic wall around Grange Park in East Boldon, also at least 47 trees in Grange Park, front of St George's Church and around East Boldon's Grade II listed War
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			<p>Memorial to open up the area. The fact an email was sent out from EBNF in support of this proposal demonstrates that boundaries of EBNF executive members are blurred and that they are also out of touch with the wishes of their local community. I consider this action to have been misguided as I believe the proposal to “Green East Boldon” is beyond the remit of a Neighbourhood Plan and outside the jurisdiction of the Forum. However this NP clearly puts control of these sites back into the hands of EBNF. Will they use the acceptance of this NP to realise these plans which they were forced to abandon? There are vague comments in their submission which need to be clarified and fully explained. This demonstrates the lack of trust I have in EBNF.</p> <ul style="list-style-type: none"> • I am aware EBNF has received a £14,000 grant from AECOM, who are consultants for much of the infrastructure delivery in South Tyneside, including Boldon and Tiledsheds level crossing scheme. This scheme, which is currently shelved but not abandoned, will have a significant impact on the EBNF area. This is a huge conflict of interests - can EBNF submit a fair NP which takes into account the needs of the local community and fulfil the terms of this grant? • I note there is a strong relationship between this NP and STC’s emerging local plan (LP) as NPs need to be in general conformity with the strategic policies in the emerging LP. A NP can allocate sites and proceed ahead of the adoption of the local plan. They can set policies, including level of housing provision. People in the wider community do not understand that some of the policies and plans supported by EBNF will be adopted in the area as part of the LP. For example the Housing Policy in STC’s draft local plan, now under review, put forward 18 Green Belt sites for development. Two of these sites H3.59 land at North Farm (588 houses) and H3.62 land to the North of Town End Farm (400 houses) are within the EBNF Boundary but not in East Boldon can EBNF protect both of these sites equally or will there be a trade off with sites closer to centre of the village? This could potentially cause divisions within the community. Many residents still have the mistaken belief that EBNF can prevent development and don’t understand that a NP is intended to create a positive attitude towards development in locations where it is needed and cannot stop development. This is not made clear in the submission documents. • EBNF have made no secret their preferred site for building houses is RG5 Land at Cleadon Lane Industrial Estate, which is on the boundary with both Cleadon Village. Developing RG5 will reduce the gap between East Boldon and Cleadon, merging East Boldon and Cleadon thus contradicting draft Policy S1 in STC’s emerging local plan. Developing RG5 is also cause for concern as it conflicts with more draft policies in STC draft LP. It will have a negative impact on everything draft Policy NE7 seeks to protect. In particular any development and opening of water culverts at RG5 will have an “adverse impact on water dependent Sites of Special Scientific Interest (SSSIs) and Natura 2000 sites.’ at nearby Boldon Flats a SSSI and also at Nature reserves at Tiledsheds and Newton Garths which are situated at very close proximity to this site and in the same water course channel. To implement draft Policy NE7 development at site RG5 should not be permitted as this choice of development site is presently highly
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		<p>contentious with regard to South Tyneside’s emerging local plan in terms of development and delivery of infrastructure as well as the local community. I believe opening up the “culverted section of the watercourse” to help mitigate flooding problems on this site is unacceptable. In fact I conclude this would be an environmental disaster as the land is contaminated with asbestos. Any attempt to drain this land into the River Don would pose a serious, long term health risk to people and animals and the surrounding land. In support of this claim the culvert drains into River Don and its tributary, Tiledshed Burn, where sewage spills are a problem. Data, recently obtained from the Environment Agency, shows that, in 2020, Northumbrian Water was responsible for 32,947 spill events. Discharges of sewage from Combined Sewer Overflows (CSO) in the Northumbrian Water area lasted for 178,229 hours, equivalent to 20.3 years of continuous discharging. South Tyneside has 63 CSOs. Of these (in 2020) 48 of these have Event Duration Monitors (EDM) fitted. Data shows the River Don is particularly affected by sewage pollution as the CSOs overflowed into this river 501 times in 2018 for a total of 1,735 hours. The West Boldon CSO no 4 which In 2018 spilled 65 times for a total of 195 hours, discharging into the River Don. The Brooke Avenue (no20) Sty049 CSO which, in 2018, spilled 37 times for a total of 46 hours, also discharging into the River Don. This is unacceptable and demonstrates that any development on this site (RG5) is not serving the interests of East Boldon or the wider community as it will exacerbate an existing problem which EBNF choose to ignore in favour of development. It also demonstrates this NP does not conform with policies in STC's emerging LP.</p> <p>In conclusion I believe there are too many questions raised by this NP which the submission documents do not address. I understand the benefits of having an EBNF Neighbourhood Plan and believe we are better off with one than without one. However a NP must involve inclusive engagement of the local community around issues within its boundary area and people within that boundary need to have a greater understanding of the role of EBNF. There has been little consultation with Cleadon, West Boldon and Boldon Colliery included within this boundary and they have not been made part of the decision making process. This NP requires more opportunities and greater appreciation of the needs of the community, local issues and concerns being made known if they are to carry a greater weight in planning decisions before this plan can be accepted. To play a positive role in our community EBNF needs to be inclusive in preparing their plan, I believe this is not the case. Viewing attendance at meetings raises questions about EBNF being exclusive rather than inclusive. To be successful this NP needs to influence STC’s emerging local plan as a way to achieve the aspirations objectives for the community, such as preserving and protecting the remaining Green Belt and the individual character of the villages concerned. After all the LP and NP are parts of a system which needs to open and transparent people have been blindly asked to accept this NP by local campaign group, Keep Boldon Green, will they be swayed by their recommendation rather than knowing and understanding all of the facts and implications of this NP? Especially as questions have been raised as to whether this NP reflects the needs and concerns of the Local Ward Labour Party rather than the</p>
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			<p>community as highlighted by the Moor Lane scheme. Should this NP go ahead then any reference to this scheme should be removed from this NP as it originated from the Local Ward Labour Party and is being imposed by a Labour led council so it is politically motivated, therefore should not be included in a Neighbourhood Plan. Finally too few people have engaged with EBNF therefore it does not have a mandate to decide the future of the area. It is not acceptable to say that if you are not there your voice does not count as the view of everyone within this boundary is valid, yet some voices, particularly those from Cleadon, West Boldon and Boldon Colliery have been ignored. Therefore it makes sense to put this process on hold until East Boldon Neighbourhood Forum's boundary and status is re-designated in January 2022. The time between now and then could be used to engage and inform the wider community, particularly in the villages which are outside East Boldon but within EBNF's boundary.</p>
125	Chris Johnston	National Grid	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>NOTE: Please also see Appendix 3</p>
126	Katherine Dobson	Northumbrian Water	<p>Thank you for the opportunity to provide a consultation response to the East Boldon Neighbourhood Plan submission draft. We will make comment on topics or policies which we feel are of relevance or have an impact</p>

		<p>on us, as the statutory water and sewerage undertaker for the region. We note and support objectives and policies that offer betterment or enhance the water and drainage environment.</p> <p>At section 4.4 within the Sustainable Development chapter we note the reference to areas which “have been identified as being prone to flooding as well as fears of the impacts of higher rainfall and limited sewer capacity.” We can confirm that our treatment works serving the East Boldon area has capacity to accept new development proposed. Any minor issues which may arise in our network capacity can be managed through network reinforcement identified through our capital investment process. However, it is vitally important that we have early foresight of proposed new development and why we seek to encourage developers to undertake re planning enquiry applications with Northumbrian Water at the pre-planning application / planning application stage of a large development. Our recommendations for connection and rates of discharge can help to manage network capacity and prevent the risk of sewer flooding. We note and support policy EB5 Blue Green Infrastructure and welcome the clear advice for developers to seek early engagement with Northumbrian Water regarding correct drainage connections to avoid having an adverse impact on the water environment. We note and support the reference in policy EB 13 The Delivery of New Housing to encouraging applicants to develop masterplans which seek to integrate drainage considerations into the core design principles. However, we recommend that sub-section K of this policy could be strengthened as follows:</p> <p>k. How flooding and drainage considerations have informed the overall site design, key considerations should include the provision of flood resilience measures, reduction of flood risk where possible and ensuring no increase to flood risk elsewhere.</p> <p>Finally, we do recommend that flood risk and sustainable drainage should be set out as a standalone policy topic given the importance of the issue as part of the wider climate change discussion and due to the fact that it has implications for all new development not only housing. We recommend a policy which reflects the hierarchy of preference and seeks to separate, minimise and control surface water run off as follows:</p> <p>Flooding and Sustainable Drainage</p> <p>Development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources by:</p> <ol style="list-style-type: none"> a. Assessing the impact of the development proposal on existing sewerage infrastructure and flood risk management infrastructure b. Ensuring that the development will not increase flood risk in vulnerable locations elsewhere and where possible, reduce flood risk overall c. Ensuring that development proposals separate, minimise and control surface water runoff, with sustainable drainage systems being the preferred approach. i. Surface water should be disposed of in accordance with the hierarchy of preference contained within Building
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			<p>Regulations Approved Document H – Drainage and Waste Disposal, which states that surface water should be directed to:</p> <ul style="list-style-type: none"> • A soakaway, or if that is not feasible due to underlying ground conditions; • A watercourse, unless there is no alternative or suitable receiving watercourse available; • A surface water sewer; • A combined sewer should be the last resort once all other methods have been explored. <p>ii. Where greenfield sites are to be developed, the surface water runoff rates should not exceed, and where possible, should reduce the existing runoff rates. Where previously developed (brownfield) sites are to be developed surface water runoff rates should be reduced by a minimum of 50% of the existing site runoff rate.</p> <p>d. Incorporating robust drainage plans which address design, construction and maintenance of sustainable drainage features.</p> <p>If it is not feasible to include this policy in full within the main document, then we recommend that part C which constitutes the preference of hierarchy as set out in Building Regs 2010 should be included as a technical appendix. We consider this relevant given that the East Boldon Neighbourhood Plan will most likely be adopted in advance of the emerging South Tyneside Local Plan and in doing so will support housing development on land not otherwise safeguarded for alternative uses as stated in paragraph 8.6.</p> <p>We hope the advice and recommendations provided here are of benefit to you in the final production of this Neighbourhood Plan. If you require any further information please do contact us. We would be grateful to be kept up to date on the adoption of your Neighbourhood Plan.</p>
127	Rebecca Higgins		I fully support the East Boldon Forum and the neighbourhood plan.
128		Friends of East Boldon Parks	As a group we fully support the East Boldon Forum and the neighbourhood plan.
129	Phillip Balmer		<p>I am a resident of East Boldon and have lived here happily for over 40 years.</p> <p>I fully support the Submission Draft, including its Vision, Objectives and Policies.</p> <p>I have read and discussed the plan with my wife, who has been heavily involved in the consultation events with residents. She and I have produced the response below and are in complete agreement with each other about the valuable research and work involved in its preparation.</p> <p>Throughout the process of preparing the plan, the local community has been consulted widely and I am pleased that the plan has been very well received by the community at all stages. Complimentary comments have also been received from statutory consultees. Following the receipt of these comments, the Forum has strengthened</p>

		<p>the plan and has paid particular attention to the historic environment of the village. The Forum has also updated the plan to take into account growing concerns about climate change.</p> <p>Living, as I have done, for 44 years on the edge of the settlement boundary defined on the Policies Map of the plan, I appreciate the current Green Belt boundary around the village. I was aghast at the proposals within the South Tyneside Local Plan and the exceptional circumstances case made by the Council in their 2019 Green Belt Review. The number of houses to be allocated on green belt land and the number of houses planned for the Forum Area was disproportionate and unnecessary. The settlement boundary as set out by the Forum, following consultation with the community, supports new development within the boundary and protects the historic core and character of the linear village.</p> <p>I agree that new building should be sited firstly on brownfield sites and that part of the land at Cleadon Lane Industrial Estate could be allocated for housing development to provide a well-sited group of homes close to transport links and local shopping areas.</p> <p>I am particularly supportive of the Community Character Statement to preserve the historic core of the village, especially in the light of the placing of the Conservation Area in Historic England's at risk register. I also support the inclusion of a Design Code to encourage sensitive design.</p> <p>I applaud the policies for Natural Environment in the plan. Living in the Forum area, in a semi-urban belt of land makes the protection of our flora and fauna more challenging and the plan shows how the community value the protection of species. The accompanying Natural Environment Paper supports the plan admirably, with a wealth of data.</p> <p>The plan allocates areas of high landscape value and protects the iconic passageways and magnesian limestone walls so that the historic character of the village is retained. In consultation events, the community was keen to support the protection of such features and also to protect numbers of trees and woodland in the area, over and above those covered by TPOs. I agree strongly with these views.</p> <p>The village contains many local businesses and services and I agree with the policies in the plan which support the businesses and create employment and variety of experiences for residents and visitors.</p> <p>Cleadon Lane Industrial site is interesting because of its proximity to transport but it is a brownfield area which could provide much needed affordable housing, close to the Metro and shopping. The use of brownfield sites must come before development of the green belt, as stated in the plan. I think that the requirement for housing shown by the housing needs assessment could be delivered within the settlement boundary.</p> <p>The "village feel", the sense of community and access to open spaces are all enjoyed and valued by the local residents. I agree with the designation of 10 Local Green Spaces for special protection. One of these sites is the North Farm site, which has been left untended for 30 years. In its present wild state, it is a wonderful asset for wildlife and residents.</p>
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			In consultations, the community has shown great concern about local infrastructure and the dangers of saturation in the face of further development. I think that the plan sets out policies to respond to their concerns and to improve the present situation with regard to transport, traffic and parking. The plan puts forward sensible policies for the network of cycle routes, footpaths and bridleways, so vital in these times of climate emergency.
130	Michael John Jarivs		I agree entirely with the consultation draft document of the East Boldon Neighbourhood plan.
131	Philip Clow		Having considered the East Boldon Neighbourhood Plan, I offer my full support to the plan. I think it is fantastic that the local community in East Boldon has come together to produce a framework for development in the locality. I do hope that the Council recognises this huge effort and local collaboration, which will help to maintain East Boldon as a great place to live, work and visit. I would like to hear the outcome of this consultation – thank you.
132	Kathryn Moffitt		I would like to confirm my support to the work of the East Boldon Forum Neighbourhood Plan. I feel they have been open and transparent in their processes and in obtaining and then reflecting the feelings of local residents. In particular, my family and I often now walk along Moor Lane and fully support it being one way traffic. We also feel their push to avoid overdevelopment of the area, with lots of new houses and a fly over. Locally it is felt this is not in keeping with the historical village status of the surrounding areas. With so many other sites to develop, it is important these are considered over the green spaces we all enjoy!
133	Cllr Joan Atkinson		I would like to support the East Boldon Forum's Neighbourhood Plan which is out for consultation. I am a award councillor and member of the Forum and have attended many of their meetings and consultation events as well as witnessing their community activity including litter picks and environmental action. I wholly back their research as being thorough and professional although done by committed volunteers. I endorse the following from their submission as a vision for the future 15/20 years: East Boldon remains a thriving village full of character. It has a strong sense of community where local schools and voluntary groups, including sport and leisure organisations, play an important part in bringing people together. It is home to a wide range of successful businesses. These make an important contribution to village life and are actively supported by local people. It is blessed with wonderful green spaces on all sides, much of which is safeguarded by Green Belt status. This has done much to protect the village from urban sprawl and help maintain its identity and separation from other settlements as well as providing important habitat for wildlife. Infrastructure has been delivered to support the needs of the local community and business.

			<p>New development conserves and enhances the historic environment and is sympathetic to the character of the village, it provides opportunities for the enhanced wellbeing of its residents, and ensures an environment which is rich in landscape for wildlife.</p> <p>In short, new development should be sustainable in every sense.</p> <p>The needs of local residents, both young and old, are a major consideration in the type and location of all new development.</p> <p>The need to keep the local community together by providing the right mix of housing is seen as a priority. Any new development should be seen as an opportunity to address the issue of parking and not add to it. Please accept this as my response as a resident of some 40 years, as a ward councillor of some 10 years and a community champion representing residents in the village.</p>
134	Lesley Younger		<p>I totally support East Boldon Forum Neighbourhood Plan. All the planning policies perfectly encapsulate my concerns and my wishes for the future of the village.</p> <p>Crucially the Forum has been meticulous in it's consultations from the very outset of the process through to the construction and then revision of the Plan after it's own consultation last December. I am therefore very confident that the Plan is truly a community driven document.</p> <p>East Boldon is a lovely place in which to live. It is surrounded by green belt which has negated it becoming 'blurred' into other areas. As such it has retained it's special identity - precious to residents and most businesses - and has a great sense of community spirit.</p> <p>At it's heart the NP seeks to protect, retain and enhance village assets for the benefit of all who live and work in the Forum area.</p> <p>Whilst I support all policies I am particularly passionate about those relating to:</p> <ul style="list-style-type: none"> - the environment, protecting and enhancing the green belt, green and blue spaces and the diverse species, flora and fauna within it. An important SSSI lies within the boundary which has suffered over lockdown due to unwanted and illegal poaching and horse riding; - use of only brownfield sites for a small number of houses, the number and style must be commensurate with the village and meet the NP Design Code requirements; - protecting the forum boundary; - community actions that address current issues, especially those relating to the massive number of cars parked all day in streets surrounding the metro e.g the introduction of residents' permits or parking restrictions.
135	Jean Eckert and Peter Cranshaw	Cleadon Action	<p>This response to the consultation of the submission draft of East Boldon Neighbourhood Forum's (EBNF) Neighbourhood Plan, concerns the proposal within this Plan, of the inclusion of Moor Lane, Cleadon as a walking and cycling route.</p> <p>We are writing as representatives of Cleadon Action, a group which comprises of residents of Cleadon who do not</p>

		<p>support the proposals of the draft Local Plan (August 2019) to build housing on Green Belt sites in the village of Cleadon, because it is considered that such development will increase congestion and air pollution throughout the village. As such, we object to the inclusion of the Moor Lane walking and cycling route in the Forum's Neighbourhood Plan for the following reasons:</p> <p>Forum Boundary</p> <ul style="list-style-type: none"> • When the Forum first applied to have their chosen boundary within the Cleadon and East Boldon ward area approved, they included parts of Cleadon within this. This area reaches between Boldon Lane and Sunderland Road in Cleadon and covers open land up to the housing line to the east of Cleadon Lane and Moor Lane, Cleadon. This area encompasses Boldon Flats, between Moor Lane and Sunderland Road, which is designated as a Local Wildlife Site and is adjacent to the SSSI site of Boldon Pastures and is a nationally renowned site for bird watching. This area of land is also within the Green Belt between Cleadon and East Boldon. This boundary was accepted by the local planning committee despite objections at the time from both Cleadon and East Boldon residents. There was not a full consultation about this proposal with residents in Cleadon, and many residents are still not aware that this area of Cleadon is included in the Forum's boundary. <p>Scheme design</p> <ul style="list-style-type: none"> • The walking and cycling scheme is also a proposal of South Tyneside Council and is included in a group of schemes in South Tyneside for which funding was requested from the Active Travel Fund in August 2020. • To accommodate this scheme along Moor Lane the Council has proposed making it a one way system for motorised traffic on one side of the carriageway and the mixed use non –motorised traffic (NMU), walking and cycling and horse riding lane, is on the other side of the carriageway. These are currently separated by traffic cones but also incorporate a lay-by in the centre of the road for car parking to accommodate bird watchers at Boldon Flats. • There are no pavements on this road and to accommodate the NMU lane the verge on this side will be destroyed and the remnants of ancient hedgerow, which provides vital habitat and protection for many small birds will also need to be cut down to gain the required width of a cycle lane. It is therefore doubtful if the scheme will be able to meet the requirements of a mixed use lane as it would be impossible to separate pedestrians from cyclists and also horses within the width of road available. • While this scheme has increased access for walking and cycling on Moor Lane during lockdown, there are many concerns about the safety of this proposal. Contrary to guidance on the design of schemes (which forms part of the criteria for funding) there have been many conflicts between the 3 categories of users; walkers, cyclists and horse riders, and also between cyclists and horse riders and motorists. • There are no design standards for schemes which include this mix of two way access for three different types of user. This would indicate that this is because such schemes should not be proposed.
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		<ul style="list-style-type: none"> • Funding of this scheme has been awarded from Tranche 2 of the Active Travel Fund, and this is now subject to meeting the criteria of 7 'gateways', which includes "Gateway iv – Does scheme have strong acceptance amongst users, stakeholders and residents as demonstrated by the public consultation undertaken". Following a revision of the scheme's design to incorporate measures to allow access for farm machinery and horse boxes at two junctions (which will entail part of the one way system of the scheme becoming two way and will be controlled by traffic signals), we have also been informed there will be another consultation held on these new plans. • There is also an issue raised by these plans concerning the amount of signage which will be required. Not only do the number of signs proposed show that this scheme will be difficult to navigate at these junctions, the amount of signage which is proposed along the full route will have the effect of urbanising this whole route and will be counter-productive to encouraging people to use it. <p>Informal consultation</p> <ul style="list-style-type: none"> • A major issue for residents in Cleadon is that the traffic from the closed lane of Moor Lane is now diverting through residential streets, particularly Woodlands Road and West Meadows Road, and this increase of traffic will also increase air pollution on these roads. Objections based on this issue seem to have been ignored. • Following the first part of a pilot of this scheme, which was requested by two of the ward's councillors, there was an informal consultation on this and South Tyneside Council has now decided to "progress and design a permanent version of the scheme". The pilot is also continuing indefinitely. <p>Only members of East Boldon Forum have been directly engaged with this scheme and were contacted and encouraged to give their views but residents in Cleadon, who the Council deemed as being affected by the scheme, have been informed of this in a letter which explained,</p> <p>" ... On completion of the trial period all data was collated and summarised as follows:</p> <p>The consultation exercise for the Moor Lane trial provided all interested parties a 6-week window to submit any feedback. 160 responses were received in total over the 6 week period. Of the responses received, 69% of residents were in favour of the proposals, 10% opposed the proposal, 9% of residents were concerned about certain elements of the scheme and 18% were neither for nor against the proposals. The high response rate to the consultation exercise as well as the high number of responses in support of the scheme presents a clear majority view of residents in the area."</p> <p>There are over 8000 people living in the Cleadon and East Boldon ward area. The 110 people who were in favour of the scheme cannot be said to represent "a clear majority view of residents" but this scheme is now progressing to become permanent despite the negative impacts it will have in Cleadon.</p> <p>It is recognised that these issues should be directed to the Council but the reason they have been included in this submission is because the Forum's proposal, whether intended or not, does influence and support the Council's scheme.</p>
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			<p>this will not promote the social and environmental well-being of residents in the Cleadon part of the Cleadon and East Boldon ward.</p>
136	Musa Choudhary	Barton Willmore	<p>We write on behalf of our Client, the Church Commissioners for England, in response to the Submission Draft East Boldon Neighbourhood Plan. The Plan has been prepared by the East Boldon Forum and is currently out for public consultation. Our Client responded to the previous iteration of the plan in December 2020 but was disappointed to learn that their comments had been dismissed and none of their concerns had been addressed.</p> <p>Our Client is a registered charity, and not a housebuilder or developer, and committed to ensuring that East Boldon remains a thriving village full of character. Any development proposals on their land are likely to include a range of house types as well as affordable housing to help meet the needs of the community.</p> <p>Our Client’s land holdings across East Boldon comprising land east of Boker Lane, land east of Sunderland Road and land west of Sunderland Road. Our Client has actively engaged with South Tyneside Council over a number of years with regard to these sites.</p> <p>1. Background and Previous Representations</p> <p>Our Client submitted representations to the Regulation 14 East Boldon Neighbourhood Plan in December 2020. The representation set out that, although supportive of the general vision and objectives of the plan, there were several objections.</p> <p>Our Client objected to the proposed housing numbers in the plan which are still not in general conformity with the emerging local plan and proposes only a total of 146 dwellings over the plan period- significantly short of the 950 new homes required in the emerging local plan. This is clearly in contradiction to the governments key objective of “significantly boosting the supply of housing” as set out in the National Planning Policy Framework (NPPF).</p> <p>Our Client also objected to the settlement boundary of East Boldon which was tightly drawn around the existing built form of the village (Policy EB2) and thus limited any development in the plan areas within that boundary only. This failed to consider that the Draft South Tyneside Local Plan proposed two of our Client’s three sites for housing and that therefore the boundary should have been drawn to include these sites.</p> <p>The settlement boundary has been designated based on a methodology, stage 1 of which comprised a desktop review of the evidence. However, the most up to date and recent evidence (which includes the emerging Local Plan, the Strategic Green Belt Review and the Strategic Housing Land Availability Assessment) is clear that the site at Boker Lane and land east of Sunderland Road be removed from the Green Belt and be allocated for housing. Other parts of the evidence are either dated or not relevant to the settlement boundary (for example the Conservation Area Appraisal and Management Plan as the conservation area is not located nearby to any of our Client’s land).</p> <p>A key guiding principle of stage 2 is that sites should have clearly defined physical features. All of our Client’s land</p>

		<p>interests in East Boldon have clearly defined and defensible boundaries including existing housing, roads, footways hedgerows.</p> <p>However, taking all the above into account, the Neighbourhood Plan still concludes that the settlement boundary should not be extended to include our Client's land. In light of this, our Client continues to object to Policy EB2 as it is not in accordance with national Planning Policy Guidance (PPG) on Neighbourhood Planning which sets out the need for a robust evidence base (see section 2 below).</p> <p>Some of the key issues that the Forum identify in the plan (paragraph 2.26) include the lack of affordable housing and the impact of the ageing population. This is emphasised in the vision which seeks to consider "the needs of local residents, both young and old", as well as "the need to keep the local community together by providing the right mix of housing". The latter is seen as a priority by the Forum.</p> <p>The current housing stock in East Boldon is significantly imbalanced. The Neighbourhood Plan sets out that less than 7% of dwellings in the area are for social rent and less than 6% are privately rented. In terms of house type, and there are three times as many detached dwellings as the rest of the borough, but 40% fewer terraced homes, and less than half the number of flats and maisonettes when compared to the rest of South Tyneside. This is clearly an issue, and one the Forum recognises that needs resolving. However, the Neighbourhood Plan does little to help improve the situation. We note that the Plan includes a policy on housing mix, but by proposing to only develop 12 dwellings per annum, this will make only a small difference to the situation.</p> <p>To improve the lives of residents, in line with the Forum's vision, and to achieve sustainable development, the Neighbourhood Plan must allow more housing. The Plan sets out a housing requirement of 12 dwellings per annum and there is little land available to be developed within the settlement boundary for residential use. This lack of housing will ultimately mean that local needs are not being met and will see younger people and those with families moving out of the area.</p> <p>Our Client also objects to the designation of the land holdings at Boker Lane as a Green Infrastructure Corridor and part of the site as a Wildlife Corridor and Local Green Space; and objects to their land holdings west of Sunderland Road as an Area of High Landscape Value.</p> <p>Again, as above, these designations are not justified or supported by the evidence base. At Boker Lane the evidence is clear that only a small part of the north eastern corner forms part of the green infrastructure and that the Wildlife Corridor runs along the boundary of the site and not the site itself. For the land west of Sunderland Road, the South Tyneside Landscape Character Study and the emerging Local Plan, do not attach any landscape importance or value to the site. The Plan should be amended to reflect the evidence.</p> <p>2. The Basic Conditions</p> <p>PPG sets out several basic conditions which must be met before a neighbourhood plan can be put to a referendum and we highlight those that are relevant below.</p>
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		<p>1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan</p> <p>The neighbourhood plan has not had regards to key sections of national policy or guidance.</p> <p>The NPPF sets out that a key objective of the government is “significantly boosting the supply of housing”. By proposing to deliver only 146 homes over a 12- year plan period (on average 12 dwellings per annum) is wholly inconsistent with national policy.</p> <p>PPG (Reference ID: 41-069-20140306) states that neighbourhood plans “must not constrain the delivery of important national policy objectives”. The lack of decent and affordable homes is one of, if not the most, pressing and important national objective this country is facing and has been for a number of years. The neighbourhood plan recognises that there is a lack of affordable homes and an imbalance in housing mix in the area but does little to address the issue. The plan, ultimately, has had little regard to this objective and its proposed settlement boundary and housing figure, make this apparent.</p> <p>Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans. The adopted local plan was adopted in 2009, is out of date and was produced before the first iteration of the NPPF which was published in 2012. Our Client recognises that the emerging local plan is not yet adopted but it sets out clear housing targets for East Boldon (something the previous plan did not do). By not adopting these targets the Neighbourhood Plan is not aiding the delivery of a key strategic policy and one which is likely to have the largest impact on residents of East Boldon.</p> <p>Furthermore, the PPG states throughout the importance of a robust evidence base to which policies should be made including:</p> <ul style="list-style-type: none"> • “The policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested” (Reference ID: 41-009-20190509); • “In order to demonstrate that a draft neighbourhood plan contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions” (Reference ID: 41-072-20190509); • “Proportionate, robust evidence should support the choices made and the approach taken” (Reference ID: 41-040-20160211); and • Policies in neighbourhood plans should be “...supported by appropriate evidence” (Reference ID: 41-041-20140306). <p>The plan is not justified based on the evidence as required by national policy and guidance. We have outlined in Section 1 several instances where the neighbourhood plan has ignored the evidence leading to policies which are not justified or appropriate based on the evidence. The East Boldon Forum also appear to have ignored some</p>
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		<p>evidence where it supports their policy. For example, in response to our previous objection, the Forum make clear that they do “not believe that exceptional circumstances have been demonstrated to support the removal of land from the Green Belt”. These exceptional circumstances have not been put forward by our Client but by South Tyneside Council, the local planning authority. This selective approach to using evidence is not appropriate.</p> <p>2. The making of the neighbourhood plan contributes to the achievement of sustainable development The neighbourhood plan does not contribute to the achievement of sustainable development. Paragraph 8 of the NPPF sets out that there are three pillars of sustainable development- economic, social and environmental, and defines each of the three objectives of sustainable development “which are interdependent and need to be supported in mutually supportive ways”.</p> <p>The plan is largely one which seeks to deliver environmental protection to the area rather than sustainable development. This is not interdependence as required by the NPPF. Our Client supports environmental protection as an interdependent strand of sustainable development. Notwithstanding that the environmental protection has not been undertaken in accordance with the evidence, the lack of economic and social development means that the plan does not contribute to the achievement of sustainable development.</p> <p>The social objective should “support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”. The East Boldon Neighbourhood Plan does not meet this criterion as it does not provide for a sufficient number of home to help meet the needs of present and future generations and will ultimately mean that younger residents will ultimately have to leave the area to find decent and affordable housing.</p> <p>3. The making of the or neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority The Neighbourhood Plan is not in general conformity with the development plan. The Plan has not taken into the most recent evidence or the latest draft South Tyneside Local Plan. Our Client recognises that this is not yet adopted but still carries weight and is based on the most recent housing requirement and evidence.</p> <p>The PPG states that general conformity should consider whether the neighbourhood plan policy supports and uphold the general principle of the strategic policy is concerned with, as well as the rationale for the approach taken and the evidence to justify that approach (Reference ID: 41-074-20140306). We have set out above that the East Boldon Neighbourhood Plan does not do either of these. It does not uphold the general principle of housing policy in the Local Plan and is not justified based on the evidence.</p> <p>Furthermore, the Forum’s Consultation Statement, produced after the last round of consultation, consistently dismisses our Client’s, and other respondents, concerns and outlines that the policies are in general conformity. Our Client continues to believe this is not the case and that the cumulative impact of the plan not supporting strategic policy and the most up to date recent evidence means that the Neighbourhood Plan does not meet this</p>
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			<p>basic condition.</p> <p>3. Summary and Conclusions</p> <p>We have made several representations on behalf of our Client with regards to the East Boldon Neighbourhood Plan but are extremely disappointed that the Forum have not taken our legitimate concerns on board. Our Client considers that several basic conditions have not been met by the East Boldon Neighbourhood Plan and therefore the plan cannot move towards a referendum and cannot be made. The plan has not been developed with regards to national policy or guidance, is not supported by the evidence and will not, in its current format, contribute to the achievement of sustainable development.</p> <p>In light of this, and on behalf of our client, we would like to make our representations in person to the independent examiner. We trust that these representations will be afforded full weight by the Forum and South Tyneside Council.</p>
137	Jill Potts		I fully support the Neighbourhood Plan.
138	Nicky Butler		<p>I am writing to support the East Boldon Neighbourhood plan. I have followed its production and attended consultation events myself.</p> <p>I feel it was necessary to make in order to preserve the character of the village and the surrounding countryside, of which much is currently designated as green belt.</p> <p>The policies proposed in the neighbourhood will help keep East Boldon a village that is recognisable and maintain its special identity.</p> <p>As a countryside volunteer, amateur naturalist and former member of the Landscape Institute, I feel it is so important to preserve all the village's green areas and wildlife habitat, particularly those adjacent to the village edges.</p> <p>Obviously there are always people looking to buy and sell housing, but not in the numbers suggested by the council. In fact, sadly, because of the high number of recent deaths in the borough due to COVID 19, it is likely that fewer "new build" homes will be needed over the next few years.</p> <p>I support the protection of all green spaces and the new ones proposed, along with policies to promote walking and cycling are very positive ideas. The current pandemic has demonstrated just how important good quality open spaces are, both for mental and physical wellbeing, and for exercise, as well as for the nature they contain, and the views they provide.</p> <p>East Boldon Forum has worked hard to engaged the community in preparing the plan and this is to be applauded. To sum up, I support the East Boldon Neighbourhood Plan.</p>
139	Chrstine Ogilvie		I would like to express my support for the East Boldon Forum neighbourhood plan. I should like to then k the forum for their hard work in developing the plan.

140	John Ogilvie		I would like to express my support for the East Boldon Forum neighbourhood plan. I should like to thank the forum for their hard work in developing the plan.
141	Simone Duffy		I am writing to state that I agree with what is stated in the East Boldon Neighbourhood plan.
142	Alastair Willis	Lichfields OBO Buckley Burnett Ltd	<p>We write on behalf of our client, Buckley Burnett Ltd (“BBL”), in response to the consultation on the Submission Draft version of the East Boldon Neighbourhood Plan. BBL has been promoting land through the emerging South Tyneside Local Plan for residential development at Hylton Lane, Boldon. We also made representations to the Pre-submission consultation on the Neighbourhood Plan, identifying significant failings of the Neighbourhood Plan with the ‘basic conditions’.</p> <p>These representations are aligned with our representations to the emerging Local Plan and previous consultations on the Neighbourhood Plan. Having reviewed the submitted Neighbourhood Plan, it is considered the East Boldon Forum has failed to address the failings previously identified and the plan continues to fail against the basic conditions. The plan cannot progress to referendum without these failings being addressed. Our previous representations are attached for reference.</p> <p>Basic Conditions</p> <p>Schedule 4B of the Town and County Planning Act 1990 (as amended) establishes the ‘basic conditions’ which must be complied with in full for a plan to progress to referendum and eventually ‘made’. The National Planning Practice Guidance reaffirms this and confirms which basic conditions are relevant to the plan. It sets out that: “Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made.” (Lichfields’ emphasis)</p> <p>We consider the Submission-draft Neighbourhood Plan does not comply with the basic conditions and must not be allowed to progress to referendum in its current form. The basic conditions which are relevant are as follows:</p> <ul style="list-style-type: none"> • Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan; • The making of the neighbourhood plan contributes to the achievement of sustainable development; • The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority; • The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and, • Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. <p>Housing Requirement</p> <p>We set out in previous representations that the Neighbourhood Plan fails to appropriately consider the housing requirements of the Neighbourhood Plan area, as published in the emerging South Tyneside Local Plan. Clear advice on this is set out in the National Planning Practice Guidance. Paragraph 9 provides guidance where a</p>

		<p>Neighbourhood Plan is coming forward ahead of an up-to-date Local Plan. It advises: “Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.” (Lichfields’ emphasis)</p> <p>It is clear from the draft Neighbourhood Plan, and its various supporting background papers, that whilst the Neighbourhood Forum has sought to define its own housing needs, it has done so in isolation of the strategy being pursued by South Tyneside Council and it has not followed the steps set out in the NPPF. The figure it has arrived at is substantially below the figure attributed to the Neighbourhood Area in the August 2019 Pre-publication consultation on the South Tyneside Local Plan of 950 net additions over the plan period, which is informed by the strategy for the plan and consideration of various alternatives.</p> <p>The Aecom Housing Needs Study commissioned by the Neighbourhood Forum adopts a single scenario for the area housing requirement, based on the percentage of the South Tyneside population residing within the East Boldon Forum area. Such an approach does not consider any wider sustainability requirements which may suggest the area needs to deliver a higher number of dwellings relative to other parts of South Tyneside.</p> <p>Furthermore, the Neighbourhood Plan makes no reference to the South Tyneside Council figure of 950 dwellings attributed to the Neighbourhood Area and does not take account of the Council’s proposed strategy. Whilst the Housing Background Paper does reference the 950 figure, it includes no assessment of the implications of not delivering on this requirement and does not consider the figure any further than a single acknowledgment of its existence.</p> <p>The Housing Background Paper does recognise the importance of housing growth, but fails to deliver upon this. It states at paragraph 2.16: “Both the NPPF and NPPG emphasises that planning system should support the Government’s objective of significantly boosting the supply of homes. Neighbourhood plans have an important role in considering opportunities for the allocation of small and medium-sized housing sites and are not able to promote less development that set out within the adopted strategic policies for the area.”</p> <p>As drafted the Neighbourhood Plan does not support the Government’s objective of significantly boosting the supply of homes as it fails to deliver an appropriate proportion of the South Tyneside housing requirement in accordance with the role of East Boldon.</p> <p>Whilst it is not a statutory obligation for the Neighbourhood Plan to be supported by a Strategic Environmental Appraisal or Sustainability Appraisal, it is encouraged by NPPG. Without undertaking such an appraisal, and consideration of alternatives, weighing those alternatives against the objectives of sustainable development, it is</p>
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		<p>not possible to conclude the Neighbourhood Plan contributes to the achievement of sustainable development. On this matter, NPPG advises:</p> <p>“There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic condition. Material produced as part of the Sustainability Appraisal of the local plan may be relevant to a neighbourhood plan.” (NPPG, paragraph 72)</p> <p>In summary:</p> <ul style="list-style-type: none"> • The plan and its evidence do not give appropriate consideration to the emerging Local Plan’s housing evidence and strategy to be able to conclude the Neighbourhood Plan contributes to the achievement of sustainable development; and • The failings can only be addressed through the consideration of alternatives, based on the Council’s Local Plan evidence and the undertaking of SEA and SA. <p>On this matter alone, it is clear the plan does not comply with the basic conditions and cannot progress to referendum.</p> <p>Housing Allocations</p> <p>As set out in our previous representations, the lack of any housing allocations in the Neighbourhood Plan represents a further failing of the basic conditions, particularly the need to demonstrate how the plan contributes to the achievement of sustainable development.</p> <p>The Plan identifies its own requirement of 146 net additional dwellings to be delivered over the plan period (12 dwellings per annum), which is significantly below the South Tyneside Council figure of 950. However, it is made clear at paragraph 8.6 that the Plan will not allocate any sites for development and, other than assuming development will occur within the proposed settlement limits, no attempt is made to identify where there is deliverable land that can accommodate the proposed growth, even for the suppressed growth proposed in the Neighbourhood Plan. As such, the Plan will fail part ‘b’ of paragraph 14 of the NPPF, significantly weakening the weight of the Neighbourhood Plan where proposals come forward which conflict with its policies.</p> <p>Until such time as the Neighbourhood Plan takes full account of the emerging strategy of South Tyneside Council, proposes a housing requirement which is aligned with that strategy and proposes allocations for housing development, the Plan cannot be considered to achieve sustainable development and does not comply with the ‘basic conditions’ for neighbourhood planning.</p> <p>Draft Policies</p> <p>The above comments relate primarily to draft policies EB2 (General Location of New Development) and EB13 (The Delivery of New housing). However, the failings identified go to the heart of the Neighbourhood Plan and the first principles around which all of the policies have been formulated. In the absence of the above issues being</p>
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			<p>addressed, the plan cannot be considered sound as it is informed by a flawed approach to housing needs over the plan period, does not have appropriate regard to national policies and guidance, does not contribute to the achievement of sustainable development and consequently fails to deliver upon its own vision and objectives. These fundamental failings of the Neighbourhood Plan must be addressed before the plan progresses to referendum.</p> <p>The Hylton Lane site promoted by BBL provides an excellent opportunity to meet the market and affordable housing needs for East Boldon during the Plan period, as well as the range of house types and sizes required which cannot be delivered on constrained sites within the existing urban area.</p> <p>BBL remains keen to engage with the Neighbourhood Forum to discuss its proposals in order to inform the details of the scheme.</p> <p>We would be grateful to receive notification of the Council's decision on whether or not to make the East Boldon Neighbourhood Plan in due course.</p> <p>We trust these representations will be taken into account and afforded appropriate consideration before submission of the Neighbourhood Plan, allowing it to be updated and considered sound when it progresses to examination.</p> <p>NOTE: see also Appendix 4</p>
143	Gillian Johnston	South Tyneside Environmental Protection - STEP	<p>Please accept South Tyneside Environmental Protection's (STEP) response to the consultation on the Submission draft of East Boldon Neighbourhood Forum's (EBNF) Neighbourhood Plan (NP).</p> <p>We understand the boundary of EBNF extends beyond the Local Ward boundaries to incorporate the fields of North Farm in West Boldon (Boldon Colliery Local Ward); the Tilesheds area and Boldon Flats most of which is in Cleadon. This area reaches between Boldon Lane and Sunderland Road in Cleadon and covers open land up to the housing line to the east of Cleadon Lane and Moor Lane, Cleadon. It encompasses Boldon Flats, between Moor Lane and Sunderland Road, which is designated as a Local Wildlife Site and is adjacent to the SSSI site of Boldon Pastures and is a nationally renowned site for bird watching. The area of land is also within the Green Belt between Cleadon and East Boldon. These areas are presently highly contentious with regard to South Tyneside's emerging local plan in terms of development and delivery of infrastructure. This boundary was accepted by the local planning committee despite objections at the time from both Cleadon and East Boldon residents. There was not a full consultation about this proposal with residents in Cleadon and many residents are still not aware that this area of Cleadon is included in the Forum's boundary.</p> <p>Considering the potentially contentious nature of EBNF boundary STEP has some reservations about the submission draft of EBNF's Neighbourhood Plan and would like to raise the following points to be addressed before this NP is signed off and/or progresses to a referendum.</p>

		<p>First of all we are deeply concerned that EBNF are proposing to build on Land at Cleadon Lane Industrial Estate (RG5 in the draft local plan) as their preferred option for development'. This land is contaminated with asbestos. Developing this site will have a negative impact on the area. In particular opening of water culverts at RG5 which will have an "adverse impact on water dependent Sites of Special Scientific Interest (SSSIs) and Natura 2000 sites.' at nearby Boldon Flats, a SSSI, also Nature reserves at Tilesheds and Newton Garths which are situated at very close proximity to this site and in the same water course channel. We understand that developing this site will involve opening up the "culverted section of the watercourse" to help mitigate flooding problems on this site. We believe any attempt to drain this land into the River Don would pose a serious, long term health risk to people and animals and the surrounding land. In support of this claim the culvert drains into River Don and its tributary, Tileshed Burn, where sewage spills are a problem. Data, recently obtained from the Environment Agency, shows that, in 2020, Northumbrian Water was responsible for 32,947 spill events. Discharges of sewage from Combined Sewer Overflows (CSO) in the Northumbrian Water area lasted for 178,229 hours, equivalent to 20.3 years of continuous discharging. South Tyneside has 63 CSOs. Of these (in 2020) 48 of these have Event Duration Monitors (EDM) fitted. Data shows the River Don is particularly affected by sewage pollution as the CSOs overflowed into this river 501 times in 2018 for a total of 1,735 hours. The West Boldon CSO no 4 which In 2018 spilled 65 times for a total of 195 hours, discharging into the River Don. The Brooke Avenue (no20) Sty049 CSO which, in 2018, spilled 37 times for a total of 46 hours, also discharging into the River Don. This is unacceptable and demonstrates that any development on this site (RG5) is not serving the interests of East Boldon or the wider community as it will exacerbate an existing problem which EBNF choose to ignore in favour of development. We conclude that this site is not suitable for development.</p> <p>We were very surprised to learn that EBNF was awarded a grant from AECOM, who are design consultants for much of the infrastructure delivery in South Tyneside, including Boldon and Tilesheds level crossing scheme. This scheme was a focus of our recent campaign "Stop the Tilesheds flyover and all associated funding", our petition has over 4,000 signatures to date. The scheme is currently shelved but not abandoned and will have a significant impact on the EBNF area if it were to continue after the May elections. We believe this will pose a significant obstacle for EBNF to deliver their promise to protect the Green Belt within its boundary area, as this scheme along with other infrastructure will open up the Green Belt for development. This also constitutes a conflict of interests and raises the question can EBNF submit a fair NP which takes into account the needs of the local community and fulfil the terms of this grant?</p> <p>Our main concern however, is EBNF's support for their Local Ward Labour Party's plan to make Moor Lane in Cleadon one way, because of the walking and cycling lane they have proposed. This scheme, referenced in EBNF's Neighbourhood Plan is also a proposal of South Tyneside Council and is included in a group of schemes in South Tyneside for which funding was requested from the Active Travel Fund in August 2020. We were surprised that</p>
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		<p>members of East Boldon Forum have been directly engaged with this scheme and were contacted and encouraged to give their views. Residents in Cleadon who the Council have deemed as being affected by the scheme were informed of this in a letter which explained,</p> <p>“ ... On completion of the trial period all data was collated and summarised as follows: The consultation exercise for the Moor Lane trial provided all interested parties a 6-week window to submit any feedback. 160 responses were received in total over the 6 week period. Of the responses received, 69% of residents were in favour of the proposals, 10% opposed the proposal, 9% of residents were concerned about certain elements of the scheme and 18% were neither for nor against the proposals. The high response rate to the consultation exercise as well as the high number of responses in support of the scheme presents a clear majority view of residents in the area.”</p> <p>Considering there are over 8000 people living in the Cleadon and East Boldon Ward area the 110 people who were in favour of the scheme cannot be said to represent “a clear majority view of residents” however, this scheme is now progressing to become permanent despite the negative impacts it will have in Cleadon. We believe this is largely due to the influence of EBNF. We recognised that these issues need to be directed to STC however, we have included them because they are referenced in their submission draft of their Neighbourhood Plan. Most of the references to this scheme in their NP submission are vague and fail to mention that it is in fact in a different village. We believe this a conflict of interests, as the scheme was initiated by the Local Ward Labour Party. The residents of Cleadon are not aware that if the NP is put out for referendum and adopted this scheme will inform and/or become part of STC’s emerging local plan.</p> <p>We believe including Moor Lane as an Active Travel route in their submission of the Neighbourhood Plan and the continued support of this scheme by EBNF, originally proposed by South Tyneside Council and being promoted by the two Labour councillors from Cleadon and East Boldon Ward would mean that when this scheme is submitted is submitted for a local planning decision, objections raised by residents in Cleadon who will be detrimentally affected by this will not have influence because the decision will be based on its inclusion as an Active Travel sustainable transport scheme in the East Boldon Forum’s Neighbourhood Plan is a misuse of their status as designated Forum and beyond the remit of the stated reasons why they felt it necessary to move the boundary of East Boldon Neighbourhood Forum into Cleadon, a neighbouring village. It also makes a mockery of any promises to protect Green Belt areas in Cleadon. This also means we cannot ‘protect’ the area of Cleadon from a scheme which is causing air pollution and other issues where residents’ health and well-being is at risk, because this scheme is included within EBNF’s boundary. So the NP will not protect the environment within its boundary.</p> <p>We are also concerned that the supporting documentation mentions ‘enhancing’ this area (Boldon Flats on Moor Lane). What do they mean by this? This needs to be clarified and any proposed plans/ideas by EBNF are made a</p>
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		<p>matter of public record so the people voting in a referendum know exactly what EBNF have planned as part of 'enhancing the area' . We are already deeply concerned that acceptance of this scheme will create the opportunity for further development proposals on Green Belt land in Cleadon, as this scheme (with other infrastructure funded through the Transforming Cities Fund) will unlock development of all sites within 2 kilometres of the walking and cycling route, which could entail Cleadon having a disproportionate number of houses proposed in the recently announced, revised draft Local Plan, and while East Boldon Forum have protected walking and cycling routes within the East Boldon boundary inclusion of the Moor Lane will cause Green Belt and current walking and cycling paths in Cleadon to be lost as well as a vital part of South Tyneside's green infrastructure.</p> <p>Should this scheme become permanent, the grass verges on the roadside will be destroyed and the remnants of ancient hedgerow which provides vital habitat and protection for many small birds will also need to be cut down to gain the required width of a cycle lane. It is doubtful if the scheme will be able meet the requirements of a mixed use lane as it would be impossible to separate pedestrians from cyclists and also horses within the width of road available. STEP requests that this scheme is not accepted as part of EBNF's Neighbourhood Plan on the grounds that this scheme will not promote the social and environmental well-being of residents living in Cleadon both within the EBNF boundary and beyond.</p> <p>The points we have raised demonstrates the boundary area of EBNF is unmanageable as it is not appropriate as a neighbourhood area. It cuts across ward boundaries and includes a number of separate communities, which reduces community cohesion. Residents living in Cleadon, West Boldon and Boldon Colliery have little idea about this plan or how it will affect them and their environment, so will cause antagonism between the villages concerned, dividing the communities rather than uniting them under an East Boldon Neighbourhood Forum banner. We consider too few people have engaged with EBNF therefore it does not have a mandate to decide the future of the area which it represents. It is not acceptable to say that if you are not there your voice does not count as the view of everyone within this boundary is valid, yet some voices, particularly those from Cleadon, West Boldon and Boldon Colliery have been ignored.</p>
144	Peter Taylor and Margaret Taylor	<p>We wish to object in the strongest terms to the proposal to make the above scheme permanent. Our objections are formed on the following points.</p> <p>The effect of this scheme is to divert traffic from a semi-rural road through a built-up housing area, increasing traffic volume, noise, air pollution and potential threat to children walking to school.</p> <p>The trial period was mostly carried out during a lockdown period when walkers and cyclists naturally increased and traffic greatly reduced.</p> <p>We understand that the proposal is being proposed by the East Boldon Neighbourhood Forum as an Active Travel Route in their Neighbourhood Plan. This, if accepted, would increase the threat of housing development in</p>

			<p>Cleadon, even though the scheme would have little or no effect in relation to reducing traffic from such a development.</p> <p>In conclusion we particularly object to East Boldon Forum’s attempting to impose a scheme which will cause adverse traffic effects to Cleadon, with little or no detriment to East Boldon. Further the majority of locally diverted traffic will continue to use Woodlands Road and West Meadows Road rather than the “official” diversion via Sunderland Road.</p> <p>Please inform us of the result of the consultation.</p>
145	Chris Martin	Pegasus Group OBO Bellway Homes	<p>NOTE: Summary and conclusions only, please see Appendix 5</p> <p>These representations to the Submission Draft of East Boldon Neighbourhood Plan (EBNP, March 2021) have been prepared on behalf of Bellway Homes Limited. They following representations submitted on behalf of Bellway Homes Limited to the Pre-submission draft of the EBNF in November 2020 and which for reference are found in Appendix 1 of these representations. 5.2 Bellway Homes is a national housebuilder with a land interest in the area (see Appendix 2 of these representations). They have an excellent track record of delivering sustainable housing locally and has therefore been keen to be involved in the ongoing evolution of the EBNP to ensure it is a robust document which meets the 'Basic Conditions' and which allows the area to benefit from future growth. This future growth is necessary to ensure the area remains a thriving and viable place over the next 15 – 20 years.</p> <p>5.3 Bellway Homes Limited's land interest at North Farm is proposed to be released from the Green Belt and forms part of a wider allocation for residential development within the emerging South Tyneside Local Plan (allocation H3.59). This is to assist in accommodating the required growth in the area over the plan period and to ensure the area remains vibrant and viable for future generations.</p> <p>5.4 National planning policy and guidance is clear that neighbourhood plans should be prepared in a positive manner and should be aspirational and deliverable. Where there are no up to date strategic policies in relation to housing (as is the case in this instance) it should seek to examine the most up to date evidence prepared by the Council in relation to emerging strategic policies and examine the emerging spatial strategy.</p> <p>5.5 Our previous representations contained in Appendix 1 of these representations show how the EBNP manifestly fails to do this. From examining the Consultation Statement (March 2021) prepared by the East Boldon Neighbourhood Forum (EBNF) and the Submission Draft of the EBNP our view remains the same which is that rather than being positively prepared in line with the emerging strategic policies of the area, the EBNP instead contrives to contradict these in an attempt to effectively block sites such as Bellway Homes Limited's land interest from being developed. This is clear from an examination of the Submission Draft of the EBNP itself and its supporting evidence base. This is completely contradictory to the approach in national planning policy and guidance which outlines that neighbourhood plans should support local development and not promote less</p>

		<p>development. On this basis, the plan fails the Basic Conditions and would not fulfil the area's needs over the plan period or promote sustainable development.</p> <p>5.6 It does this by continuing to seek to apply a number of constraints on the land including:</p> <ul style="list-style-type: none"> • Seeking to maintain the site's Green Belt designation; • Categorising the site as Green Infrastructure; • Expanding the Wildlife Corridor in the north of the site; • Seeking to designate Local Greenspace on the land; and • Seeking to put footpaths on the site in spite of the land being privately owned and the community not having permission to use the site. <p>5.7 Despite raising objections to these designations with justifiable reasons both in our representations to the Pre-submission draft and these representations to the Submission Draft, the EBNF has continued to seek to include these in the EBNP without sufficient evidence to justify them. Many are matters which are beyond the remit of the EBNP as they are items that need to be covered by strategic policies within the emerging South Tyneside Local Plan. As such, we strongly object to all of these designations on the land and instead the EBNP needs to acknowledge the proposed residential allocation on Bellway Homes Limited's land interest, rather than using the EBNP as a 'spoiling tactic' to prevent future housing growth in the area.</p> <p>5.8 Indeed, on matters relating to housing, the EBNP seeks to control the scale and overall pattern of development in the area and has produced flimsy evidence to seek to justify its approach which is for low growth and tightly drawn settlement boundaries (again, not positively prepared in nature). National planning policy is clear that these matters are strategic in nature and so should be covered by local plans rather than neighbourhood plans (indeed they are covered by the emerging South Tyneside Local Plan). As such, the housing strategy and accompanying policies in the EBNP (namely Policies EB2 and EB13) should be removed as they do not meet the Basic Conditions. Furthermore, the evidence that has been provided (namely the East Boldon Housing Needs Assessment) is clearly deficient in nature and does not stand up to scrutiny in anyway.</p> <p>5.9 Instead, the EBNP must be based on the emerging strategic policies in South Tyneside (given the current development plan policies in relation to the supply of housing are out of date) and thus acknowledge the residential allocation on Bellway Home Limited's land interest.</p> <p>5.10 In other key areas, the EBNP again seeks to provide strategic policies which are not in its remit (and will come through the emerging South Tyneside Local Plan). Where this is highlighted, these policies need deleting.</p> <p>5.11 Despite clearly raising these issues at the Pre-Submission stage, our objections have not been adequately addressed or responded to (demonstrated in the responses from the EBNF in its Consultation Statement). Therefore, these objections still stand in relation to the Submission Draft of the EBNP.</p> <p>5.12 Outside of this, many policies are deficient in that they lack the flexibility to be effectively applied on a site</p>
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		<p>by site basis and to bear in mind matters such as viability and deliverability (where there is a lack of evidence and consultation with the development industry). In addition to this, the EBNP also seeks to use elements that sit outside of the development plan within its policies itself (for example the East Boldon Design Code). The effect of this is to give development plan weight to these documents. This contradicts national planning policy and so needs to be addressed ahead of the plan being submitted for Examination.</p> <p>5.13 Again, these concerns and clear conflicts with national planning policy that were first highlighted in the representations submitted at the Pre-Submission stage (see Appendix 1) have been ignored by the EBNF and carried through to the Submission Draft. We therefore continue to object to the EBNP on this basis.</p> <p>5.14 Taking all this together, it is abundantly clear that the Submission Draft of the EBNP which is intended to go to Examination is fundamentally flawed, does not meet the Basic Conditions and so cannot progress towards a 'made plan'. As such, large elements of it need to be removed and amended in order for it to become a robust plan which is positively prepared and can accommodate the required growth over the plan period.</p> <p>5.15 We suggest at this stage that either the EBNF withdraws the EBNP to redraft it in a robust manner which does meet the Basic Conditions or that if it does proceed to examination, that the Examiner fully takes on board our objections and rejects the EBNP as a plan which rather than facilitating development, will instead frustrate it. We trust in this instance the Examiner would recognise that as a plan, the EBNP is based on flimsy evidence and which contradicts the emerging strategy for this area of the South Tyneside and which, if made, will result in unsustainable patterns of development. Thus, it should not be allowed to come forward as a 'made plan'.</p>
146	Alan Younger	<p>I totally support East Boldon Forum Neighbourhood Plan. All the planning policies perfectly encapsulate my concerns and my wishes for the future of the village.</p> <p>Crucially the Forum has been meticulous in it's consultations from the very outset of the process through to the construction and then revision of the Plan after it's own consultation last December. I am therefore very confident that the Plan is truly a community driven document.</p> <p>East Boldon is a lovely place in which to live. It is surrounded by green belt which has negated it becoming 'blurred' into other areas. As such it has retained it's special identity - precious to residents and most businesses - and has a great sense of community spirit.</p> <p>At it's heart the NP seeks to protect, retain and enhance village assets for the benefit of all who live and work in the Forum area.</p> <p>Whilst I support all policies I am particularly passionate about those relating to:</p> <ul style="list-style-type: none"> -the environment, protecting and enhancing the green belt, green and blue spaces and the diverse species, flora and fauna within it. An important SSSI lies within the boundary which has suffered over lockdown due to unwanted and illegal poaching and horse riding; - use of only brownfield sites for a small number of houses, the number and style must be commensurate with

			<p>the village and meet the NP Design Code requirements;</p> <ul style="list-style-type: none"> - protecting the forum boundary; - community actions that address current issues, especially those relating to the massive number of cars parked all day in streets surrounding the metro e.g the introduction of residents' permits or parking restrictions.
147	Steve and Kath Clingly		<p>We strongly object to the proposal to make the moor lane walking and cycling lane permanent.</p> <p>Why does east boldon forum have anything to do with Cleadon as Cleadon is a completely separate boundary location.</p> <p>All this achieves is sending traffic along from east boldon through residential streets eg bywell, woodlands and west meadows roads where many cars are parked outside houses causing the roads to become one lane only to the detriment of residents including many children who use these roads to walk to Cleadon school.</p> <p>Also the junction Whitburn road and Sunderland road is a nightmare for traffic to either turn right or left onto Sunderland road as it is, why is the council increasing traffic along this road.</p> <p>The increased traffic will cause more pollution in the area.</p> <p>Installing speed humps is not an option as scientific studies have shown that these are a safety hazard as drivers concentrate on the speed humps to the detriment of pedestrians and cyclists and actually cause more vehicle pollution.</p> <p>I have seen a large tractor driving along woodlands road heading eastbound towards west meadows road.</p> <p>Note recently a London coroner ruled the unfortunate death of a young girl was caused by traffic pollution and the council wants to force cars to add miles onto their journeys causing more pollution.</p> <p>Recently an enquiry to south tyneside council concerning previous accidents,near misses along moor lane revealed that there were no reported cases, so why is this project been projected as a safety priority/issue?</p> <p>How do you find the results of vehicle, bike and pedestrian traffic along moor lane during the lockdown periods when we don't have a normal flow of traffic and also along Whitburn, bywell, woodlands and west meadow roads?</p> <p>When were these surveys carried out?</p>
148	Cllr Jane Carter		<p>I am writing to express my support for the East Boldon Forum's Neighbourhood Plan which is out for consultation.</p> <p>I am a ward councillor and member of the Forum and have attended many of their meetings and consultation events as well as witnessing their community activity including litter picks and environmental action.</p> <p>Their research has been very comprehensive and thorough and they have all worked extremely hard on putting the plan together and consulting the local residents. I have only been a councillor and involved in the forum for some 2 years but have been impressed by the commitment and dedication of the volunteers.</p>

149	Chris Smith	Lichfields	<p>We write on behalf of our client who is a majority landowner of the Cleadon Lane Industrial Estate (“our client”), in response to the consultation on the East Boldon Neighbourhood Plan: Submission Draft consultation (‘Neighbourhood Plan’).</p> <p>Prior to this, we responded to the consultation on the Pre-submission Draft Neighbourhood Plan which ended in December 2020. Having provided comments to earlier consultations, we were expecting notifications of any further updates in relation to the Neighbourhood Plan. Unfortunately this was not received and it is by chance that we became aware of the submission of the Neighbourhood Plan via a colleague at Lichfields.</p> <p>Background</p> <p>The Cleadon Lane Industrial Estate is identified as a ‘Mixed-Use Regeneration Site’ (Policy RG5) in the emerging South Tyneside Local Plan (‘Local Plan’). The proposed allocation is for a mixed-use development of approximately 245 homes and 2.1 ha of employment land (B1/B8).</p> <p>The main focus of our client’s representations is to ensure that the Neighbourhood Plan does not conflict with the emerging Local Plan and also the National Planning Policy Framework (NPPF) in respect of the Cleadon Lane Industrial Estate site. We have reviewed the Neighbourhood Plan and consider that some changes are necessary to avoid any conflict with the strategic aims of the Local Plan. Should the Neighbourhood Plan progress unchanged, it is our view that it will be considered out-of-date very quickly as a result of such conflicts.</p> <p>We have reviewed and compared the Submission and Pre-Submission Drafts of the Neighbourhood Plan and consider the revisions to be very minimal. No changes have been made in response to the comments we provided previously and therefore our earlier concerns and objections remain unaddressed.</p> <p>Cleadon Lane Industrial Estate</p> <p>The Neighbourhood Plan includes a policy – Policy EB11 – dedicated to the Cleadon Lane Industrial Estate. Policy EB11 allocates the site for the continued use “for main employment uses, including ancillary uses...”. The policy then goes on to identify a series of requirements should proposals for redevelopment including housing come forward.</p> <p>These requirements include a comprehensive masterplan to be prepared in consultation with the Neighbourhood Plan Forum and local community, a need to demonstrate no need or demand for existing employment uses and eleven criterion for the masterplan to incorporate details of (ranging from phasing, housing mix to drainage and other technical considerations).</p> <p>Our client’s key concerns are explained below.</p> <p>Acceptable Uses</p> <p>If the Neighbourhood Plan were to progress in its current form, there would be a clear conflict with the</p>
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		<p>emerging Local Plan. The proposed allocation (Policy RG5) in the Local Plan indicates that residential development is an acceptable use on the site. Therefore the principle of new homes on the site would be acceptable without the need to justify the redevelopment of employment land.</p> <p>It is important to note that this allocation has been informed by the Council's evidence base which covers the full local authority area and, in particular, evidence which indicates that part of the Industrial Estate has no long-term future for industrial/employment uses. The approach taken in the Local Plan is consistent with NPPF paragraph 120 (extract below) which recognises that the site has a limited future as an exclusively employment site and subsequently seeks to reallocate the land for a more deliverable use in response to an identified need.</p> <p>120. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:</p> <ul style="list-style-type: none">a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); andb) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area. <p>Conversely, Policy EB11 in the Neighbourhood Plan only identifies existing employment uses on the site as being acceptable. Whilst residential development is referenced as an example of a use should the site be redeveloped, it is ambiguous. It is unclear whether the principle of this use is acceptable due to the various requirements.</p> <p>As such there is a direct conflict with NPPF paragraph 16(d) which requires plans to "contain policies that are clearly written and unambiguous".</p> <p>Therefore, Policy EB11, should be amended to include residential development as an acceptable use, consistent with the emerging Local Plan. This should change would ensure consistency with the policies in the emerging Local Plan and also accordance with national policy.</p> <p>Comprehensive Masterplan</p> <p>Policy EB11 also includes a requirement for proposals to be informed by a comprehensive masterplan to be prepared in consultation with the Neighbourhood Forum and the local community.</p> <p>It is a little unclear on what is envisaged in terms of the format of consultation on a masterplan. Paragraph 7.14 in the supporting text notes that the "masterplan could be prepared by the local authority or the developer". It is normal practice for applicants to host community consultation events in advance of the</p>
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		<p>submission of a planning application. This has obviously been more challenging over the last year due to the Coronavirus pandemic and such consultations and sharing of information has been undertaken online. Our client can assure the Neighbourhood Plan Forum, the local authority and the local community that there will be an opportunity to view and comment on any proposals in advance of the submission of a planning application. Furthermore, we would also be more than happy to meet the Neighbourhood Forum (either virtually or in person once allowed) to discuss the proposals for the site. This would allow us to share what we know about the site in terms of its constraints and opportunities and we could also explain the benefits of delivering other uses such as new homes.</p> <p>As this is a standard part of the planning process, and encouraged by the NPPF, we do not think it is necessary to include this as a specific requirement in Policy EB11.</p> <p>Masterplan Requirements</p> <p>Policy EB11 also goes on to list eleven requirements which the masterplan ‘must include details of...’. The language used is negative with a sense of anti-development. In addition, the points also include requirements which are not possible to demonstrate on a drawing.</p> <p>As an example, criteria d requires the masterplan to show parking provision, but then also to ensure it “does not exacerbate current parking issues in the wider area”. This reads negatively and is also requiring information which cannot be incorporated on a plan. Instead, this is more likely to be considered in a supporting statement to a planning application. Whilst criteria d is raised as an example, the same can be said for most of the masterplan requirements. Indeed, the requirements include subjects which would be considered by the Council as part of any planning application.</p> <p>Criteria g also requires the masterplan to comply with the East Boldon Design Code. We do not agree with the inclusion of this in Policy EB11 as it is referenced elsewhere within the Neighbourhood Plan.</p> <p>Furthermore, it is unclear if the Council has had any input into this but there are a number of requirements such as road widths which may potentially conflict with the Council’s guidance. It needs to be recognised that as the site is previously developed it will have constraints which will significantly influence the design of any future proposals. As such there needs to be some flexibility for the design to respond to such constraints. We request that point g is removed to ensure the redevelopment of the site is not subject to unnecessarily onerous requirements.</p> <p>As such, we request that further consideration is given to the requirements to ensure that the Neighbourhood Plan is justified and positively prepared.</p> <p>Housing Growth</p> <p>The Neighbourhood Plan identifies a requirement of 146 net additional dwellings to be delivered over the plan period which equates to just 12 dwellings per annum. There is an obvious conflict with the emerging</p>
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			<p>Local Plan which identifies (at Policy H1) 950 dwellings to be delivered in the East Boldon Neighbourhood Forum Area.</p> <p>For the Neighbourhood Plan to be sound it is necessary to support the strategic aims of the Local Plan as required by NPPF paragraph 13. We have also identified conflicts with NPPF paragraph 14 which paragraph 29 which states:</p> <p>“Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”</p> <p>Therefore, in order for the Neighbourhood Plan to be sound, it needs to align with the relevant policy requirements in the emerging Local Plan.</p> <p>Summary</p> <p>There are some fundamental issues which must be addressed before the plan progresses to referendum. In the unlikely scenario that the Neighbourhood Plan is considered sound in its current form, it is likely that it will be out-of-date immediately following adoption of the South Tyneside Council’s Local Plan.</p> <p>As mentioned earlier in the letter, we are more than happy to engage with the Neighbourhood Forum and the local community in the proposals for the redevelopment of land at the Cleadon Lane Industrial Estate.</p> <p>We trust these representations will be taken into account and afforded appropriate consideration before submission of the Neighbourhood Plan, allowing it to be updated and considered sound when it progresses to examination.</p> <p>Finally, we kindly request to be notified of any further updates on the Neighbourhood Plan.</p>
150		South Tyneside Council	<p>Before commenting on the Plan, the Council would like to take this opportunity to commend the hard work that has clearly been undertaken on the part of the Forum to produce the document.</p> <p>Comments on the Submission Draft East Boldon Neighbourhood Plan</p> <p>One over-arching question / comment relates to what the plan defines as ‘development’ are there any scale parameters to this and the policies applicable? - a householder extension is very different to a major development.</p> <p>A further overarching question / comment is that it is not clear throughout the document how/where the viability of development has been considered?</p> <p>Paragraph 4.4: The reference to ‘limited sewer capacity’ is considered to be highly subjective.</p> <p>Paragraph 6.1: Boldon Pastures SSSI is described as a lowland wetland. This is not accurate, the SSSI citation states: “Boldon Pastures comprises unimproved neutral grassland formerly subject to ridge and furrow cultivation, with associated hedgebanks and drainage channels.”</p> <p>Policy EB1: Sustainable development,</p> <ul style="list-style-type: none"> • Policy EB1(d) “Minimise any impact on amenity”, might need to be re-worded? For example LDF DM Policy

		<p>DM1(b) uses “the development is acceptable in relation to any impact on residential amenity”.</p> <ul style="list-style-type: none"> • Policy E1(e) Is the wording might be inconsistent / incompatible with NPPF paragraph 196 (re. substantial harm, less than substantial harm etc). • Policy EB1(g) Where possible, or it offsets/mitigates/compensates to achieve this (and where off-site measures might be included). • Policy EB1(i) There is no reference to any guidance which we would recommend developers look at when assessing land and the potential for any contamination. Suggest the inclusion of a link or reference to the YALPAG (Yorkshire and Lincolnshire Pollution Advisory Group) guidance within this section. The YALPAG guidance is on the South Tyneside Council website. • Policy EB1(j) Reference to all infrastructure necessary being in place or provided prior to the development being brought into use. This will not always be possible and could be viewed as unduly onerous. This is not achievable where infrastructure is at a strategic level, to be provided into the future and additionally and importantly infrastructure provision (where off site) is outside the control of an applicant. <p>Policy EB2: General location of new development</p> <ul style="list-style-type: none"> • The policy states ‘Land outside the settlement boundary lies within the Green belt, therefore development proposals will be assessed against national Green Belt policy’. This repeats national policy and is therefore unnecessary. <p>Design Objectives</p> <ul style="list-style-type: none"> • How do you measure empathetic? <p>Policy EB3: Design</p> <ul style="list-style-type: none"> • Policy EB3(b) The reference to ‘extensive’ is highly subjective. • Policy EB3 (b) and Policy EB3 (c) There would appear to be a tension between these two criteria. In respect of an extension, it might be acceptable to have a modern contrasting design where that design does not literally follow the design of the host property. The same principle may be applied to new build developments also. • Policy EB3(e) Suggest replacing ‘when viewed from surrounding areas of countryside’ with ‘as part of long distance views’. • Policy EB3 (d) The policy is very similar to Policy EB1(e). Is it needed? • Policy EB3(g) How can this be assessed? • Policy EB3(J) The policy is very similar to Policy EB1(d). Is it needed? It should also be noted that Policy DM1 (B) Management of Development in the adopted Development Management Policies Development Plan Document (2012) states that we will ensure that, where relevant ‘the development is acceptable in relation to any impact on residential amenity’ and that Development Management Officers consider that that Policy DM1 (B) deals adequately with the issues raised in Policy EB3(J).
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		<ul style="list-style-type: none"> • Policy EB3(k) How is sufficient defined? • Policy EB3(k) The Council is preparing a new SPD which covers these issues. • Policy EB3(n) Can this be measured? What if it is not possible to incorporate such measures? • Regarding the Design Code, the document appears to respond to local context and follows good practice in terms of design principles <p>Policy EB4: Heritage assets</p> <ul style="list-style-type: none"> • The policy states ‘where a development may impact on a heritage asset, applicants should provide information within a heritage statement, that describes the significance of any heritage assets affected by the proposed development, including any contribution made by their setting’. There are national and local requirements that were updated in 2019 - The Validation of Planning Applications in Tyneside - 2019, which is signed up to by Gateshead, Newcastle, North Tyneside and South Tyneside councils. This document is reviewed when required and then re-issued. The Council’s Development Management team work on a daily basis to identify when Heritage Statements are required, with reference to The Validation of Planning Applications in Tyneside – 2019. The document specifies the types of application that a Heritage Statement is required for as follows: <ul style="list-style-type: none"> o Listed Building Consent applications; o Major planning applications within or otherwise affecting conservation areas; o Planning applications for developments within conservation areas, including demolition (except changes of use) where the proposal would materially affect its appearance; o Planning applications that may affect the significance of any heritage asset, including its setting. • The Validation of Planning Applications in Tyneside – 2019, therefore clearly sets out where a Heritage Statement is required and the Development Plan cannot go beyond that. <p>Policy EB5: Green and blue infrastructure,</p> <ul style="list-style-type: none"> • The policy references ‘new development’ therefore implying applicable to all development. It would not be possible/practicable/realistic for all development to meet the criteria depending on the what/where the proposal is. • Policy EB5(f) Consideration needs to be given as to how an applicant will be expected to pay in perpetuity. Suggest replacing legal agreements with planning obligations. • The policy references ‘where an impact on the water environment is a possible’. Consideration should be given as to how will this be determined. • Policy EB5(j) How is this related to the development? • Policy EB5(k) This is within the remit of Northumbrian Water • The policy references that ‘Proposals that would include the loss of part of the green infrastructure network as defined on the policies map, should demonstrate that alternative provision, equivalent to or better than the
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		<p>green infrastructure proposed to be lost in terms of quantity and quality, can be provided in equally accessible locations that maintain or create new green infrastructure connections’. This is unduly onerous and unlikely to be deliverable.</p> <ul style="list-style-type: none"> • Policy EB5(m), Paragraph 6.6 and the policies map refer to and show wildlife corridors as per the Local Development Framework. The Council have undertaken a recent piece of work to map wildlife corridors based on specific criteria. The use of the new wildlife corridor network map is recommended. <p>Policy EB6: Landscape</p> <ul style="list-style-type: none"> • How will applicant’s know when “... will be required to demonstrate how, where appropriate and relevant, the development proposal”? • Policy EB6(e) The inclusion of hedgerows to this list would be welcomed. • Policy EB6(f) This is not always appropriate. Consideration needs to be given to the width of streets to accommodate tree lined verges. Need to consider issues of visibility (highways), secured by design principles, service routes and issues of adoptions. <p>Policy EB7: Biodiversity</p> <ul style="list-style-type: none"> • Providing net gains for biodiversity is an aim of national planning policy but it is possible/practicable/realistic for all development to achieve this? Whilst it is acknowledged that the draft Environment Bill refers to 10% net biodiversity gain, this has not yet been adopted and there may be exceptions in the final version. The wording used in the NPPF is measurable net gain i.e. there is no reference to a specific target. <p>Policy EB8: Protecting trees and woodland,</p> <ul style="list-style-type: none"> • Not all soft landscape features can be automatically protected from development. Suggest that Policy DM1 in the South Tyneside Development Management Policies Development Plan Document provides an example of a more balanced form of wording ‘The development protects existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary’. <p>Policy EB9: Employment</p> <ul style="list-style-type: none"> • The policy states ‘Is located within the East Boldon settlement boundary, as defined on the policy map’. What about farm/rural diversification? <p>Policy EB10: Homeworking,</p> <ul style="list-style-type: none"> • Not all proposals for homeworking would require planning permission, either change of use or for minor conversions / alterations or extensions to provide working space. Policy should probably refer to this and include ‘where permission required...’ <p>Policy EB11: Cleadon Lane Industrial Estate</p> <ul style="list-style-type: none"> • The policy states ‘proposals must be informed by a comprehensive masterplan’. A masterplan is normally associated with a large, strategic site. The requirement to produce a masterplan is not supported by either
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		<p>national planning policy or practice guidance for a site of this size. The local planning authority does not have the resources to produce a masterplan and it would have a resource implication for a developer. The local planning authority does not require the production of masterplans for sites of this size elsewhere in the Borough and does not recognize a justification for requiring a masterplan for this site.</p> <ul style="list-style-type: none"> • The changes to the Use Classes Order (UCO) have implications for the allocation of employment land for the former B1 use class. The policy needs to reflect this. • Policy EB11(c) refers to 'identified local needs'. Identified from what? • Policy EB11(e) This is covered by Policy EB22 and Policy EB23 <p>Policy EB12: Local retail centres,</p> <ul style="list-style-type: none"> • The policy refers to 'essential local services'. What are these? • Need to be aware of changes to the General Permitted Development Order. <p>Policy EB13: The delivery of new housing</p> <ul style="list-style-type: none"> • The policy states 'All new development proposals for the delivery of ten or more residential dwellings on sites of 0.5 hectares or more must be informed by a comprehensive masterplan ...' A masterplan would normally only be required for a large, strategic site. It might be inappropriate for smaller developments. This requirement is not supported by national planning policy or practice guidance. A requirement to produce a masterplan has a resource implication for any developer but is particularly onerous and unreasonable for small developers. It is therefore contrary to the government's aspiration to support small developers as demonstrated by the Government's creation in 2017 of the Home Building Fund, in part to support small builders. • Policy EB13(b) This duplicates Policy EB14 • Policy EB13 (g) duplicates Policy E22. <p>Policy EB14: Housing mix,</p> <ul style="list-style-type: none"> • The South Tyneside Strategic Housing Market Assessment is being updated. <p>Policy EB15: Affordable housing,</p> <ul style="list-style-type: none"> • The policy refers to 'will be required to contribute to the provision of affordable housing'. It does not specify the %. • Policy EB15(a) states that 'off-site provision must be on a site that is agreed as being in a suitable location relative to the housing need to be met'. This is unduly restrictive. South Tyneside is a small Borough with a constrained supply of potential development sites and development opportunities within East Boldon are constrained by the Green Belt. Therefore the Council needs the flexibility to consider options Borough-wide when determining the location of off-site affordable housing provision. Without this flexibility, the Council would strongly question the deliverability of off-site affordable housing provision. • Policy EB15(b) states 'The contribution will be paid to the local planning authority on commencement of
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		<p>development and will be spent on the provision of affordable housing within the neighbourhood plan area'. This is very prescriptive; payments are sometimes phased (depending on the size of the development) and the Council would strongly question whether there would always be opportunities to spend the financial contribution in the neighbourhood plan area within the time parameters set out in the S106 for payments to be spent.</p> <ul style="list-style-type: none"> • The policy refers to 'under the terms of the policy'. Under what terms of the policy does this refer to? It does not specify a % of affordable housing. • Policy EB15(e) This reads like supporting text to policy rather than actual policy. <p>Policy E16: Community services and facilities,</p> <ul style="list-style-type: none"> • Policy EB16(d) 'The facility is no longer needed in its current form'. Does this imply it could be needed in an alternative form? • Policy EB16(e) 'A replacement facility of sufficient size, layout and quality is to be provided on an alternative suitable location' Where? Could this be out with the NP area? • Policy EB16 - (d) and (e) conflicting, are they meant to be either/or? e.g. should there be an "or" on then end of (d)? <p>Policy EB17: Local green space,</p> <ul style="list-style-type: none"> • The policy allocates Green Belt as Local Green Space. It is noted that the Planning practice Guidance states 'If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space' (Paragraph: 010 Reference ID: 37-010-20140306). <p>Policy EB18: Protected open space,</p> <ul style="list-style-type: none"> • The policy refers to 'most up to date and relevant guidance'. Suggest replacing with 'Developer Contributions SPD' <p>Policy EB19: Infrastructure,</p> <ul style="list-style-type: none"> • Paragraph 9.14 of the supporting text to the policy references the community infrastructure levy (CIL). The text states 'South Tyneside Council are working towards the introduction of CIL'. To be clear the Council has not, at this point in time, decided to introduce CIL and there may not be the financial headroom to support its introduction. • The policy needs to refer to viability. • Not all infrastructure might be in place before a development is occupied/brought into use, for example where the development is phased. <p>Policy EB20: Sustainable transport and new development,</p> <ul style="list-style-type: none"> • No comments <p>Policy EB21: Metro parking,</p>
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151	Peter Constantine		<p>I am writing as a very concerned resident whose house borders onto Moor lane, Cleadon Village, Nr Sunderland. In fact I live at [REDACTED]</p> <p>Currently there has been a temporary road closure allowing traffic to flow freely in a single lane carriageway from Broadlands to Whitburn road. Whilst allowing access for pedestrians/cyclists in either direction on the closed single lane carriageway. Even though it was a temporary measure it has proved quite popular amongst the public .With an increased level of movement. However there have been several instances of near misses !! With motorbikes riding on the designated pedestrian areas from the direction of Whitburn Road to Broadlands.....Two of the near misses involved my adult daughter and a neighbour in a wheelchair with his family !!</p> <p>It has come to my attention that it is proposed to allow the installation of traffic light signals to regulate the movement of traffic . It has been suggested that traffic light signals be positioned outside the Broadlands/Moor Lane Jct.</p> <p>I vehemently object to this proposal for a number of reasons:-</p> <ol style="list-style-type: none"> 1. The increased stationary traffic for an inordinate length of time due to traffic lights being on RED. Apparently to allow access from a side road onto Moor Lane for the farmer. 2. How is the farmer egressing this side road at present . Like the rest of the public by turning left with the flow of traffic towards Whitburn Road. 3. With the increased stationary traffic ,this will have a knock on-effect of the build-up of large traffic queues at this location. 4. The increase in local pollution by increased traffic volume being stationary. 5. Mental Health of local residents not gaining free flowing access to the carriageway as presently allowed. 6. Yet further light pollution by this proposed installation of traffic light signals to local residents. 7. The de-value of real estate due to traffic lights positioned outside of my house and neighbours. <p>I would recommend that the council install ‘sleeping policeman’ (road bumps) on the road to reduce speed of motorists to 20mph and complete a suitable pavement for pedestrian use. It would appear that this solution is cheaper as the current temporary system seems to have benefits. But with stringent safety measures in place for the safety of the public to avoid them being run down by motorbikes. To avoid any serious/fatal injuries. Which I am sure the council would wish to avoid.</p> <p>I seek a personal hearing at any planning committee to make my objections. I officially register my objections within the time limit prior to 5pm Friday 23rd April 2021.</p>
152	Matt Ridge	Homes England	<p>I would firstly like to thank you for the opportunity to comment on East Boldon Neighbourhood Forum’s Plan submission.</p> <p>Homes England is the government’s housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference,</p>

			<p>we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.</p> <p>It is confirmed that Homes England does not wish to make any representations on the submitted Plan at this time.</p> <p>We look forward to continuing to engage with you in the future and will consider any further consultation requests, as appropriate.</p>
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