

**This document contains the following redacted  
representations in full:**

<b>Name</b>	<b>Reference Number</b>	<b>Page Number</b>
CEMEX UK	LP1918	2
Annette Brown	LP1919	3
Margaret Milne	LP1920	7
Lynn Mills	LP1921	16
Peter Rooney	LP1922	17
Jill Croft	LP1924	20
Sue and Heather Hope	LP1925	21
Nexus	LP1926	23
Malcolm & Andrea Allen	LP1927	30
Garry McCauley	LP1928	37
Robert and Ellen Smith	LP1929	40
Barbara Collins	LP1930	42
Historic England	LP1931	46
Alistair Dickson	LP1932	71
Howard Lawrence	LP1933	73
Norman Elliott	LP1934	77
David Dick	LP1935	78
Angie Samson	LP1936	79
Julia Hagan	LP1937	81
Alan Howard Becke and Susan Shilling	LP1938	84
Janet Cook	LP1939	93
S Mason	LP1940	94
A Mason	LP1941	99
B Mason	LP1942	104
Paul Crompton	LP1943	109

*In order to keep these documents to an appropriate size the number of representors featured  
within each document may vary*

## Consultation on the South Tyneside Local Plan

Thu 2/22/2024 5:08 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

Cc: [REDACTED]

\*\*\* **WARNING** - This message has originated from outside the Council. Do not provide any login or password details if requested. Do not click on any links or attachments unless you are sure that the content is safe. If you are unsure about this email or its content forward it to: [email.quarantine@southtyneside.gov.uk](mailto:email.quarantine@southtyneside.gov.uk), **clearly stating your concerns in the email** \*\*\*

Good Afternoon

I write regarding the current plan consultation on behalf of CEMEX UK Materials.

I note the reference to the CEMEX Wharf at Jarrow in Paragraph 15.16 of the supporting text to Policy 58: Minerals Safeguarding that seeks to safeguard the site to allow the continued transport of minerals by sea. We support the inclusion of this policy which accords with the advice contained in the NPPF. Under the agent of change principle, we also advocate that such safeguarding status is afforded significant weight in the development control process to ensure that incompatible development is not approved in close proximity.

Regards

Mark Kelly

[REDACTED]

MARK KELLY

[REDACTED]

[cemex.com](https://www.cemex.com)

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Objection compiled by Cllr David Herbert and Shirley Ford

Mon 2/26/2024 4:09 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

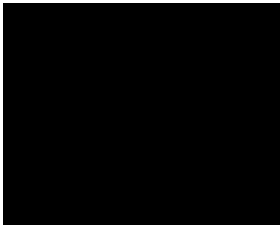
📎 1 attachments (18 KB)

Objection re SP3 Spatial Strategy for sustainable Development.docx;

<div style="color: black; background-color: #ffff99; background-clip: padding-box; border: 2px solid black; margin: 5px; padding: 5px; font-family: Arial; font-size: 11pt;">\*\*\* <span style="color: red; font-weight: bold;">WARNING</span> - This message has originated from outside the Council. Do not provide any login or password details if requested. Do not click on any links or attachments unless you are sure that the content is safe. If you are unsure about this email or its content forward it to: <a href="mailto:email.quarantine@southtyneside.gov.uk">email.quarantine@southtyneside.gov.uk,</a>&nbsp;<strong>clearly stating your concerns in the email</strong>&nbsp;&nbsp;&nbsp;\*\*\*</div>

I support and agree with all of the above objections against the proposed plans.

Annette Brown



Sent from my iPhone

## **Objection compiled by Cllrs David Herbert and Shirley Ford**

### **SP3 Spatial Strategy for sustainable Development**

#### **Objection – the policy has not been positively prepared to deliver sustainable development**

SP3 - To meet the identified needs in Policy SP2 and to facilitate sustainable growth, the Plan will:

1. Support the sustainability of existing communities by focusing growth within the Main Urban Area including South Shields, Hebburn and Jarrow
2. Secure the sustainability and vitality of the villages of Cleadon, Whitburn and the Boldons by supporting growth which respects the distinctive character of each village
3. Encourage the re-use of suitable and viable brownfield land and, where appropriate, encourage higher development densities

#### **Objective 2**

The Plan proposes increased housing on green belt;

GA4 Cleadon Village – West Hall Farm 259 houses

GA2 East Boldon – North Farm 263 houses

GA5 Whitburn – Whitburn Lodge 30 houses

GA6 Whitburn – North of Shearwater 41 houses

This is on top of the 202 houses already given planning permission at Cleadon Lane on the boundary between Cleadon and East Boldon along with 9 at the nearby Mayflower site.

The plan has not secured the sustainability of the villages as the infrastructure to support the proposed developments does not exist and there are no viable plans to improve the lack of them including.

- Lack of school places.
- Lack of medical facilities. The area the south and East of South Tyneside has been identified in the plan as having insufficient access to medical services. Colliery Court Medical Group has already stopped taking new patients.
- Lack of road capacity which already results in congestion with the associated air pollution and greenhouse gases.
- Lack of wastewater capacity that already results in regular sewage discharges into the environment
- Risks from flooding. North Farm is in a flood risk zone 2 and 3 and West Hall Farm is a very low lying area where farm land is permanently flooded for long periods and road surface flooding occurs.



The additional developments will have a detrimental impact on the character of the villages and is counter to the purpose of the green belt as set out in the NPPF to;

- Prevent urban sprawl
- Keep land permanently open
- Essential characteristics are openness and permanence
- Restrict urban sprawl
- Prevent neighbouring towns merging
- Safeguard the countryside from encroachment
- Assist urban regeneration, encouraging recycling derelict & urban land

The car dependant developments will have a detrimental effect on the environment and climate change.

The proposed developments are not consistent with the following National Planning Policy Framework sections:

*NPPF Paragraph 11:*

- a) *all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*

and

*20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:*

*b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*

*c) community facilities (such as health, education and cultural infrastructure); and*

*d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

and

*32. Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation*

*measures should be proposed (or, where this is not possible, compensatory measures should be considered).*

### *Examining plans*

*35. Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are*

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.*

*and*


*123. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:*

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and*
- b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.*

## Reg 19 local plan representation form

FTT 5/1/2024 1:17 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

 4 attachments (7 MB)

20240301\_130823.jpg; 20240301\_130837.jpg; 20240301\_130852.jpg; 20240301\_130901.jpg;

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Please find my response / representations to reg 19 local plan & consultation

Yours Sincerely Margaret Milne





South Tyneside Council

## Regulation 19 Local Plan Consultation Representation Form

Please return this form by midnight on Sunday 3 March 2024.

### Data Protection and Freedom of Information

All personal information that you provide will be used solely for the purpose of the consultation on the documents listed in this form. Please note that each comment and the name of the person who made the comment will be featured on our website - comments will not be confidential. Full comments will also be available to view on request. By submitting this response you are agreeing to these conditions.

*This form has two parts:*

- Part A - Personal details (need only be completed once)
- Part B - Your representation(s).

Please fill in a separate sheet for each representation you wish to make.

This form can also be completed online at [haveyoursay.southtyneside.gov.uk](https://haveyoursay.southtyneside.gov.uk)  
If you are having difficulty submitting representations, please contact  
[local.plan@southtyneside.gov.uk](mailto:local.plan@southtyneside.gov.uk) or call 0191 424 7692

### Part A: Your Details

	Personal Details*	Agent's Details (if applicable)
Title	MRS	—
First Name	MARGARET	—
Last Name	MILNE	—
Job Title (where relevant)	[REDACTED]	—
Organisation (where relevant)	RESIDENT OF [REDACTED]	—
Address	[REDACTED]	—
Postcode	[REDACTED]	—
Telephone	[REDACTED]	—
Email	[REDACTED]	—

\* If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) but complete the full details of the agent.



## Part B

Please fill in a separate form for each representation

Name or organisation	—
Client (if relevant)	—

Section 1: To which section of the Local Plan does this representation relate?

Paragraph	ALL
Policy	ALL
Policies Map	ALL

Section 2: Legal Compliance & Duty to Cooperate

Do you consider the Local Plan is (tick as appropriate)	Yes	No
1. Legally compliant		✓
2. Sound		✓
3. In Compliance with the Duty to Cooperate		✓

Section 3: Details of Representation

If you wish to support or object to the legal compliance or soundness of the Local Plan, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.

THE PLAN IS NOT LEGALLY COMPLIANT,  
IT'S NOT SOUND. BECAUSE IT'S VERY HARD FOR THE  
AVERAGE PERSON TO UNDERSTAND. IT DOES NOT COMPLY  
WITH LATEST GOVERNMENT GUIDELINES WITH STATES  
BROWNFIELD SITES SHOULD BE USED BEFORE GREEN  
FIELD SITES ARE EVEN CONSIDERED.  
THE PLAN IS NOT COMPLIANCE WITH THE DUTY OF COOPERATE  
THE PLAN HAS BEEN VERY POORLY COMMUNICATED TO  
THE PEOPLE OF FELLGATE, FEW PEOPLE EVEN KNOW.  
ABOUT IT, THE COUNCIL HAS MADE IT IMPOSSIBLE FOR  
THE AVERAGE PERSON WHO DOES NOT USE COMPUTERS  
OF OTHER SIMILAR TECHNOLOGY TO ACCESS OR REPLY  
TO THE DOCUMENTATION.  
THE PLAN DOES NOT CONSIDER THE WILDLIFE CORRIDORS  
AND THE HABITATS OF THE LOCAL SPECIES.



#### Section 4: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 3 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

- ① THE PLAN SHOULD BE REISSUED TO THE LATEST GOVERNMENT GUIDE LINES. BROWN FIELD SITES SHOULD BE CONSIDERED BEFORE GREEN BELTS
- ② THE PLAN WAS ONLY ELECTRONICALLY ISSUED. ~~THE~~ AND PAPERS WAS NOT AVAILABLE TO THE ~~THE~~ PUBLIC WITHOUT TECHNOLOGY
- ③ IT WILL BE DERIMENTAL TO PEOPLE'S QUALITY OF LIFE BOTH PHYSICAL AND MENTAL. WITH NOISE, ~~AND~~ AIR POLLUTION. INCREASED FLOOD RISK. DURING AND AFTER THE WORKS. AND ALL THE TRAFFIC IMPACT ON ALL THE SURROUNDING ROADS.  
FARM LAND WILL BE DESTROYED AND FOOD PRODUCTION LOST.

(Continue on a separate sheet if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

After the Regulation 19 consultation has closed, further submissions will only be at the request /invitation of the Inspector, based on the matters and issues debated at the examination.



### Section 5: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? *(Please select one answer with a tick)*

Yes	<input checked="" type="checkbox"/>	No
-----	-------------------------------------	----

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

### Section 6:

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

TO HAVE MY SAY.

### Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Local Plan through to adoption?  
*(Please select one answer with a tick)*

Yes	<input checked="" type="checkbox"/>	No
-----	-------------------------------------	----

By submitting a representation, you will also automatically be added to our database and kept informed of the next stage in the Local Plan process. You can opt out any time.



Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-21 15:08:13

## Chapter 1: Introduction

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Should Not be allowed to build on Greenbelt. A lot more flooding on Fellgate. A lot more traffic on the 194 and on Durham Drive which at school times is already very busy more houses will make Durham Drive dangerous to cross

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

There's no modifications to make.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No modifications to make

## Chapter 2: Context

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I strongly object to building on greenbelt

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

None

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No modifications

## Chapter 3: Spatial Vision and Strategic Objectives

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?



Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I strongly object

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

More traffic, more noise, more crime more flooding

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No modifications

### Policy SP1: Presumption in favour of Sustainable Development

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I strongly object to more houses more traffic, more nuisances, more flooding.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

No modifications

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No modifications

### Policy SP2: Strategy for Sustainable Development to meet identified needs

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I strongly object, the burns where you say surface water will go too can't cope when it rains heavy now, so it won't cope with more water

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

No modifications

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

### Policy SP3: Spatial Strategy for Sustainable Development

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Strongly object

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

No too taken our greenbelt

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

### Policy SP4: Housing Allocations in the Main Urban Area

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Fellgate is not the only land available, try other parts of South Tyneside

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

Try Cleadon Whitburn Boldon

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

## Policy SP8: Fellgate Sustainable Growth Area

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Strongly object to our greenbelt been built on, it will cause flooding, kill a lot of wild life, foxes rare birds etc, travelling around and onto the estate will be a nightmare

It will be more dangerous for school children and walkers with a lot more cars,vans and lorries on Durham drive

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

No modifications

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

### Your personal details

What is your name?

Name:

Margaret Milne

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

[REDACTED]

Response ID ANON-TJBH-TD3T-7

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-22 10:27:37

#### Policy 4: Contaminated Land and Ground Stability

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The felling and destruction of the mature healthy trees at the College site to make room for Avant to build houses is absolutely disgraceful!! Why can't these trees be incorporated into development plans? So much for the council being environmentally friendly, completel hypocrites!

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Your personal details

What is your name?

Name:

Lynn Mills

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

[REDACTED]

## Response ID ANON-TJBH-TD34-7

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-22 11:59:49

### Chapter 1: Introduction

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object- Legally Compliant:

Support or Object- Sound:

Support or Object- Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Chapter 2: Context

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object- Legally Compliant:

Support or Object- Sound:

No

Support or Object- Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

the plan uses out of date statistics to calculate the number of homes needed and this results in an overestimate. The number of homes proposed is based on the 2014 household projections, which have been shown to be an overestimate by the 2021 Census.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Chapter 3: Spatial Vision and Strategic Objectives

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object- Legally Compliant:

Support or Object- Sound:

No

Support or Object- Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The policy has not been positively prepared to deliver sustainable development in the East Boldon Neighbourhood Plan area.

There are currently 1,860 homes in the EBNP area and the addition of 474 new homes will bring an unsustainable level of growth which will have a detrimental impact on the local infrastructure of the area and on the distinctive character of the village.

The policy is not justified, uses out of date evidence and exceptional circumstances case to amend the Green Belt boundary has not been made.

The issue was considered by the Independent Examiner for the East Boldon Neighbourhood Plan, who considered that it was appropriate to retain the Green Belt around the village in order to meet housing need in the plan area.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SP7: Urban and Village Sustainable Growth Areas

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Land at North Farm. This proposal is not justified and is not effective in delivering sustainable development.

It is in conflict with the adopted East Boldon Neighbourhood Plan as it is outside the settlement boundary approved in the plan. The Green Belt Review Site Assessment for this site is not correct as it says development will only have a moderate impact. 263 new homes on the site will have a considerable impact as evidenced by the Traffic Assessment and Infrastructure development Plan.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SP16: Housing Supply and Delivery

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Provision of at least 263 homes in the EBNP area - the policy is not sound or justified.

This figure does not include 202 homes given conditional approval at Cleadon Lane or 9 homes with permission at Mayflower Glass. It is not based on housing need but on an arbitrary allocation of land. The total number of new homes planned will result in 26% increase in the size of the village and as result the distinctiveness of the village will be lost. The infrastructure of the village is inappropriate for this increase in size.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Your personal details

What is your name?

Name:

Peter Rooney

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

[REDACTED]

## Local Plan Comments

Jill Croft [REDACTED]

Tue 2/27/2024 11:01 AM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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Good Morning,

I wish to make the following comments/objections RE the local plan.

- Plans to build a housing development on the field that is bordered by Moor Lane and Sunderland Road (A1018) - I strongly object to the building of a housing development on this site. As a resident of [REDACTED] I am strongly invested in the protection of the green belt and our local wildlife. I would also like to note that traffic at this junction is bad enough as it is at peak times without adding the additional strain of a housing estate. I am also concerned about the effect this will have on infrastructure [REDACTED] (very well publicised fight with the council RE our local sewage system comes to mind?!) and the provision of services such as doctor/dentist appointments (already few and far between as it is) and the availability of local school places. For the same reasons as listed above I also strongly object to the plans for a housing development at Sunnyside Farm.
- I also strongly object to SAFC's Academy of Light's plan to build a solar farm on the field on the opposite side of Moor Lane. Whilst I applaud their attempts at becoming self-sufficient by harvesting green energy, I would prefer if it were not at the expense of Cleadon's green belt. Not only would a field of solar panels be a colossal eye-sore practically right on my doorstep, it would also be damaging the local ecology. Migrating geese often use this field in the winter, and it is also a popular walking route for myself and fellow dog walkers. Whilst solar energy is touted as being "green", the initial manufacturing and set up, as well as the eventual disposal of the panels is anything but. If the Academy really wants solar panels, may I politely suggest that they stick them on their own land and buildings and leave our fields alone.
- The above mentioned developments will destroy the character and identity of Cleadon village if any of them were to go ahead. I cannot understand why the council would want to destroy our green belt when there are plenty of brownfield sites throughout the borough that could be developed to provide more housing.
- I don't know if this is the appropriate place to mention this (I have sent a separate email previously with regards to this issue) but I also object to any planned changes to the ward boundaries as far as Cleadon Village is concerned. Under the proposed changes we would fall under "The Boldons" ward which is utterly ridiculous as we are very much Cleadon residents and would like our votes to be counted as such.

Regards,

Jill Croft



## Additional Comments

Sue Hope [REDACTED]

Sat 3/2/2024 4:27 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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Hi,

These are additional comments to our original e-mail which was sent a few days ago:

The proposed development of West Hall Farm particularly concerns us as there are plans for over 100 houses there. At the moment Cleadon Lane is a lovely country road with very few buildings on it and a unique feeling of space. A big housing estate there will, in our opinion, totally spoil this character. Our very few green field sites are being nibbled away at until there will be nothing left of them - empty countryside is even more precious in an area like this with big towns/cities surrounding it. Soon all these will be joined together with no gaps in between and the green belt will be a distant memory. Don't let this happen - never forget that you are custodians of this beautiful area for future generations. Build the houses elsewhere!

Sincerely,

Sue Hope

Heather Hope  
[REDACTED]

## Objections to Local Plan

Sue Hope

Mon 2/26/2024 9:26 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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We believe that the council's Local Plan has NOT been positively prepared to deliver sustainable development for the local area.

The proposed housing developments at West Hall Farm, Cleadon, Shearwater, Whitburn Lodge, and North Farm, East Boldon, do not have the infrastructure in the form of adequate school places, medical care, road capacity and wastewater disposal to support them. And some of the land is totally unsuitable for building owing to standing water with its attendant flooding risk.

The purpose of the green belt is to keep land permanently open, prevent urban sprawl and safeguard the countryside from encroachment. The council's building proposals run directly counter to these aims. Sunderland and South Shields are already almost merging as it is, thanks to the siting of the SAFC Academy of Light in the green belt several years ago. These new developments would make matters worse. The council should do the responsible thing and be looking at brownfield sites for them.

We have little enough green belt in this area as it is - if the council goes ahead with this Plan it would, in our opinion, render the term obsolete and meaningless.

Thank you for reading this.

Sue Hope

## South Tyneside Local Plan

Ben Arkless - [REDACTED]

Mon 2/26/2024 9:54 AM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

📎 1 attachments (147 KB)

South Tyneside Local Plan Nexus Response.pdf;

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Good morning,

Thank you for consulting Nexus on the South Tyneside Publication Draft Local Plan. Please find Nexus' response comments in the attached document.

Kind regards,  
Ben

**Ben Arkless** (he/him)  
**Business Development Officer**



-  
Corporate Planning – Floor 2, Nexus House, St James Boulevard, Newcastle upon Tyne, NE1 4AX

Development planning enquiries to: [planningliaison@nexus.org.uk](mailto:planningliaison@nexus.org.uk)

[www.nexus.org.uk](http://www.nexus.org.uk)

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\*\*\*\*\*



Nexus Planning Liaison  
Nexus House – Floor 2  
St James Boulevard  
Newcastle upon Tyne  
[planningliaison@nexus.org.uk](mailto:planningliaison@nexus.org.uk)

**Consultation: South Tyneside Publication draft Local Plan**

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FAO. South Tyneside Council

## **1. Introduction**

Thank you for consulting Nexus on the South Tyneside Publication draft Local Plan. As a consultee and partner, Nexus wishes to be proactive in working with the Local Authority to ensure there is strong connectivity by sustainable modes of transport across South Tyneside to contribute to a prosperous borough. Nexus recognises the importance of working in partnership with South Tyneside Council on schemes that relate to public transport and active travel, and would welcome any further consultation on measures set out within the Local Plan or any other schemes involving public transport and active travel.

As an overarching point, Nexus welcomes any focus given towards public transport within documents of this type. The South Tyneside Plan will be significant in setting Local Authority priorities until 2040 and Nexus views that public transport will play an important role in achieving the goals set out within The Plan. More specific comments are set out below.

## 2. Vision and Objectives

Nexus recognises the important role that public transport can play in achieving each of the five ambitions set out within the 20-year vision. Nexus would welcome any consideration given towards public transport as an enabler to achieve the vision of the Plan. Regarding each of the ambitions within the vision, public transport can support in the following ways:

- Financially secure – public transport plays an essential role in reducing economic inequality by ensuring communities remain connected to employment and the wider economy to support financial wellbeing.
- Healthy and well – public transport and active travel encourage all or part of journeys to be made by active modes. Public transport plays an important role to encourage first and last mile journeys to be made actively, also reducing private vehicle use to improve air quality and reduce congestion.
- Connected to jobs – improving connectivity to jobs is a key aspect of public transport. It acts as an enabler to ensure people can access employment and stimulate economic growth and it reduces any barriers around transport related exclusion, reducing the reliance on owning a private vehicle to access employment.
- Part of strong communities – public transport allows people to connect to communities and has an inherent social value, also making places cleaner and greener, especially by reducing private vehicle usage.
- Targeting support to make things fairer – public transport reduces inequalities and can connect those in the borough without access to private vehicles.

Nexus welcomes the fact that public transport is recognised within the elements of the spatial vision. There is an importance for Nexus and South Tyneside Council to work together, and with other partners, to ensure that any challenges in achieving the spatial vision are overcome and that all developments deliver sustainable growth for the future, with public transport as a key feature. Nexus would welcome a strong view towards sustainable transport throughout the spatial vision and would welcome sustainable transport being a key consideration throughout the process of planning new developments.

### **3. Future Development**

Nexus is of the preference that new developments make use of existing public transport and active travel connections, to contribute to their overall sustainability. Should new developments be in places without existing connections, Nexus is keen to work proactively with the Local Planning Authority and other partners to ensure an adequate level of sustainable transport is secured for the size of the development. Nexus would always encourage consultation at a pre-application stage for any development to ensure sustainable transport is factored into the design of developments from the outset. Nexus welcomes the intention highlighted in the Local Plan that transport should be considered from the earliest stage to ensure public transport and active travel opportunities are identified and explored, and Nexus would welcome proactive consultation to achieve this.

Nexus also recognises the importance of strong public transport connections to local centres to ensure amenities and local services are accessible by sustainable modes. The Local Plan identifies South Shields, Jarrow, and Hebburn as local centres, which are all served by Metro connections. This enhances the level of connectivity to local centres for residents in South Tyneside and Nexus would therefore welcome any development concentrated around these locations, or other areas with strong bus and Metro provision, to enhance the accessibility of town centres and deliver greater connectivity to local amenities for people across South Tyneside.

### **4. Transport and Infrastructure**

Nexus is keen to work proactively with the Local Authority and other partners to deliver sustainable transport enhancements across the borough and achieve the objectives set out within the Local Plan. There are a range of opportunities delivered by recent and forthcoming transport infrastructure projects that will significantly enhance the transport offering across South Tyneside and help to achieve many of the objectives set out within the Local Plan.

The completion of Metro Flow in December 2022 saw track duelling in sections of the network from Pelaw to South Shields to deliver opportunities to increase the resilience and reliability of the Metro network and increase service frequency on the yellow line, which operates through the northern part of South Tyneside. This offers significant opportunities to improve the public transport offering in South Tyneside to enhance connectivity to the key local centres of South Shields, Jarrow, and Hebburn, and the wider borough. Nexus would welcome any consideration to the importance that this, and other public transport infrastructure improvements, can have to deliver better public transport for South Tyneside. In the areas of South Tyneside not served by Metro provision, such as the east of the borough, Nexus would welcome any consideration towards improvements to bus infrastructure to mirror investments to Metro and ensure a consistent level of public transport provision across South Tyneside.

Nexus is also pursuing projects that will enhance the attractiveness and sustainability of the Shields Ferry and will contribute to the delivery of a complete regional transport network, which Nexus would welcome consideration towards within the Local Plan, due to the enhanced regional public transport offer this will provide for South Tyneside. Nexus is leading on a project to relocate the North Shields Ferry Landing, to enhance its connectivity to onward travel connections and local leisure and employment opportunities. This will generate an opportunity for additional patronage utilising the service to visit South Tyneside, and the relocation of the landing will secure the future of the Shields Ferry service for generations to come. Nexus recognises the strategic opportunities available by developing areas of land close to the Shields Ferry to maximise the enhanced connectivity delivered by the new landing. Nexus therefore welcomes the proposals outlined in the South Shields Riverside Regeneration Area, to ensure development is situated in close proximity to the Ferry and encourages sustainable travel to and from the Riverside area.

Alongside this, Nexus is exploring options to decarbonise the propulsion system of the Shields Ferry through the CLEANFERRY project, to significantly enhance the sustainability of the service and contribute to an overall more environmentally friendly public transport network across South Tyneside and the wider region. Nexus would welcome recognition towards these

projects within the Local Plan to ensure the Shields Ferry fully contributes to a more sustainable and accessible public transport network in South Tyneside.

Moreover, Nexus welcomes commitment from the Local Authority to improve infrastructure for public transport and active travel in South Tyneside. Nexus recognises that, in order to improve the attractiveness and safety of public transport, infrastructure should be to the standards of the best and Nexus therefore welcomes consideration to improving the overall infrastructure proposition for Metro, bus, and Shields Ferry. Nexus also welcomes any consideration given to improving the infrastructure offer for active travel, to enable first and last mile journeys to be made actively. Ensuring public transport is easily accessible via sustainable modes through strong walking and cycling connections is essential to encourage the use of sustainable transport connections.

## **5. Fellgate Sustainable Growth Area**

Nexus welcomes strategic sites that make use of existing public transport provision such as Fellgate. Nexus would encourage development sites that are more densely populated, have good public transport access, and have easy access to major employment areas, which, in the case of Fellgate, is Follingsby Park Industrial Estate or the International Advanced Manufacturing Park.

There is currently a 12-minute service frequency at Fellgate Metro Station and several bus services that operate around Fellgate at present. However, to ensure the sustainability of any development at Fellgate, or similar developments elsewhere in South Tyneside, Nexus would welcome bus penetration into the site to ensure all dwellings are in close proximity to public transport. Safe, well-lit, and accessible active travel routes towards existing and proposed Metro stations would also be welcome, to enhance the level of connectivity to onward travel connections. Additionally, any bus priority on access roads into and out of the site, or roads within the site, would encourage additional public transport use by making bus a quicker alternative to the car. Nexus would welcome a similar level of infrastructure provision across South Tyneside to ensure that busy routes can be sustainably served by public transport. As



with any development in South Tyneside, Nexus would welcome consultation on plans for the Fellgate Sustainable Growth Area at an early stage to ensure public transport is considered from the outset.

Moreover, current plans for the proposed Washington Metro Loop include a proposed station at Follingsby Park, meaning the southernmost area of the Fellgate Sustainable Growth Area may benefit from an enhanced level of connectivity provided by the proposed extension. Nexus is also introducing a new fleet of 46 trains which will provide an improved level of performance and efficiency and a significant improvement to passenger experience, through a variety of benefits such as air-conditioned interiors, more comfortable carriages, improved security through 42 on-board CCTV cameras, and improved accessibility through a sliding step that extends between the train door and the platform edge. These advances, alongside proposed new Metro stations, will likely significantly enhance the overall public transport offer for any new development around Fellgate, or in the wider borough. To realise the benefits of Metro line extensions around Fellgate and other areas, Nexus would welcome consideration towards safeguarding land for future Metro extensions or future public transport corridors. This will ensure that any future public transport networks will be best placed to serve the people of South Tyneside and contribute to sustainable transport in the borough.

## **6. Summary**

Nexus recognises the importance of public transport to deliver the priority areas outlined in the South Shields Publication draft Local Plan. Public transport can contribute to the overall sustainability of the borough, reduce inequalities, connect people to employment, leisure, education, and communities, and improve health outcomes across South Tyneside. The borough already benefits from strong existing public transport provision and forthcoming developments will likely further improve the opportunities around sustainable transport going forward. Nexus therefore welcomes the focus on public transport within the existing document and would support any further recognition of this, to ensure sustainable transport becomes a key priority, to contribute towards a prosperous and thriving South Tyneside.

## Fellgate Sustainable Growth Area Supplementary Planning Doc Scoping Report

allen malcolm [REDACTED]

Sun 2/18/2024 4:42 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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Dear Sirs,

My wife and I have been residents of Fellgate Estate for almost 40 years so you will not be surprised to learn that we are very strongly opposed to the above proposal which we understand from the very basic plans that we have seen will mean that the proposed building of 1200 homes and other buildings will cover an even larger area than the existing Fellgate Estate.

Whilst we appreciate that everywhere in the United Kingdom new homes and facilities are required we feel very strongly that the proposed site is not sustainable and I will provide my response and to the reasons why we feel this way.

May I refer you to the South Tyneside Land Review of 2018 which confirmed that almost all of the proposed sites covered by SP8 or at that time was referred to as SP6 were all described as and I quote " Not Considered Suitable " so our argument is that if they were not suitable 6 years ago then WHAT HAS CHANGED.

There are also 2 other sites mentioned in 2018 FG18 and FG18b which were described as potentially suitable in 2018 but we understand that this time around they have not been put forward so we ask the question, this time around, WHY NOT.

Could we also ask the question that if 1200 houses plus other buildings are to be built will the requirement of 58 Hectares be required or if at least if some reduction in the area of land required be considered.

I am sure the Planning Team and all consultants involved in this proposed development are fully aware that the area in question and from my memory has always been classed as GREEN BELT LAND.

After reading various documents and clarifying the definition of a Green Belt our government in Westminster describe, THE FUNDAMENTAL AIM OF THE GREEN BELT IS TO PREVENT URBAN SPRAWL BY KEEPING LAND PERMANENTLY OPEN AROUND URBAN AREAS.

The government continue to agree that IT IS THE LOCAL PLANNING AUTHORITIES TO DEFINE AND MAINTAIN GREEN BELT IN LOCAL AREAS.

This I am sure you will agree is not the intention of South Tyneside Council for this proposal.

May I continue to to inform that again from reading very important information provided by the government is that the definition of a Green Belt from much more highly educated people than myself may I provide further examples of the very important benefits to maintain Green Belts, and again in your proposal to take away this most important area of land from the local residents in and around Fellgate Estate.

In our increasingly urbanized world, the concept of the Green Belt has emerged as a vital tool for preserving nature and providing much needed respite from the Concrete Jungle, Green Belts are areas of open land, often surrounding urban areas ( exactly like Fellgate) where Green Belt where planned and development is restricted to protect the environment, preserve natural beauty and animal wildlife welfare in addition to enhancing the Quality of Life for local residents, both now and in many years to come.

Keeping our Green Belt means cleaner water and air.

As well as the mitigation of urban heat islands phytological well being of urban dwellers green belts help reduce STRESS, IMPROVE MENTAL HEALTH, thus maintaining a higher quality of life for both local residents and the existing wildlife.

A Green Belt provides a Sense Of Tranquility which is a relief valve from the everyday hustle and bustle of Urban Life.

Green Belts help prevent the sprawl of cities and towns on valuable agricultural land.

In our own circumstances on Fellgate we are very much aware of the abundance of wildlife on the proposed site where literally numerous animal species have been seen, both passing through and enjoying a residency that they have enjoyed for hundreds of years.

From our bedroom window on Peterborough Way and indeed in the front garden we see many species of wild birds and on many occasions see migrating birds at certain times of the year stopping for a rest before continuing on their journey north, south, east or west and I understand that there are swans that have made their home on the small lakes near the Lakeside Pub, and we see hundreds of locals enjoying the local wildlife which includes, foxes, hares, rabbits, voles, hedgehogs, mice and many other wonderful animals including although I myself haven't seen them a small pond that homes newts which I am given to understand that some species are protected, all enjoying a great life without disturbance and although they don't know it providing great enjoyment and stress freeing experiences for all of us who love to see them.

In addition, I understand that there are over 50 horses that both graze and are permanently stabled by members of the public with the consent of the tenant farmer and once again they are a treat to behold so my question is that if the proposed application is approved where will all of these horses find another home and the answer is in my opinion, they will probably struggle.

I also understand from a conversation with the tenant farmer that the quality of soil on the proposed site is the very best, in fact that it is listed as Grade 1 which apparently confirms that any agricultural product produces a very high yield at completion of the growing cycle and we have also been informed that there are suitable areas of development within South Tyneside that the land is graded much lower, therefore surely this significant factor should be taken into consideration in the knowledge that the better quality food produced the better it is for the consumer.

We also ask the question as to what happens to the Tennant Farmer whom we understand is, with his son the fourth and fifth generation of their family to farm this land ?.

May I also refer to the River Don which I am sure you are aware that its source is up in the Springwell area of and meanders its way down through the White May Pool area and across and under the fields where the intending New Development is planned where upon the River Don can be viewed alongside the green area of land which separates Fellgate Estate from Hedworth Estate and joining the River Tyne somewhere in Jarrow after its 6 miles journey from source to the Tyne.

We appreciate that the River Don is not the largest river in terms of depth and width but in our opinion it plays a very important role in allowing the surrounding fields to drain away the water naturally in addition to the man made storm drains which would not cope with this extra water should the River Don be interfered with. So we ask, as well as this river being home to many species of animals, either living in it or relying on it for their habitat what will happen to this very vital river both for animals and drainage in and around both Fellgate and Hedworth Estates.

I think we all acknowledge that Green Belts all over the United Kingdom help curb traffic congestion as it discourages excessive commuting by residents and helps prevent even more CO2 Emissions and lowering the much needed high quality of Fresh Air and with the added pressure of inevitable climate change with both higher rainfall and extreme heat the more the Green Belts are eroded the more problems with poor drainage will occur effecting not just us in the present day but much more importantly for future generations.

It is estimated that a further 2000 vehicles will converge at peak times on already congested roads such as the A194 and indeed on to Mill Lane which will also have a dramatic effect on the entrance and exit to the existing entrance to Fellgate Estate.

So therefore, not only will this impact on the area in and around Fellgate Estate it will in our and many residents opinion severely impact on the already very busy traffic travelling out of South Shields & Jarrow and commuters travelling in the opposite direction heading to join the exit for the Tyne Tunnel and it has already been proven that from Fellgate to Tyne Tunnel at peak times may take at least 35 minutes so therefore that time would be elongated even further if another 2000 vehicles were based in the same area.

We fully appreciate that new road structures would have to be designed but in our opinion they would take a great deal of time and even when built would not be able to cope with the volume of traffic travelling in all directions at peak times.

As mentioned by many of the residents at the various public consultations Fellgate is already stretched to its limits in terms of parking arrangements with many cars having to be parked all day and night on the perimeter road, Durham Drive which already, without the introduction of 2000 extra vehicles puts enormous pressure on the local bus drivers, delivery vehicles, ambulance, fire and police services having to maneuver in and out to avoid collisions which is not ideal.

As I mentioned earlier in my response, we live in Peterborough Way, facing the fields but just 50yards from the Storm Drains and with the very wet weather we have endured this last 2 weeks I can confirm that the drain is already almost overflowing and you can here the water almost 24 hours a day so how the drain would cope with a further 2000 homes and the concrete paths, roads and driveways which they will create can anyone answer the question, Where will this water finish up and we think it will arrive in peoples gardens and god forbid, their houses which has happened in the past.

As my wife and I are in our middle seventies we are in the twilight of our lives and we have been round long enough to appreciate that houses and factories and all other buildings have to be built to replace and renew and therefore if we fail in our joint endeavor with our many fellow residents to have your proposed development quashed all we ask is that at least our views, opinions and suggestions are listened to and for all of us to be invited back to discuss any compromises that could be agreed at least our efforts would be worth the time and effort many of us have put in and I am aware that many other residents have forwarded their own response and indeed some will have covered other aspects of the proposal which I haven't included in mine and my wife's response.

Many thanks for providing us with the opportunity to respond to Sustainable Growth Area Supplementary Planning Document and I would appreciate an acknowledgement that the Local Authority are in receipt of this email at your earliest convenience and indeed your response will be awaited with great interest.

Yours sincerely,  
Malcolm & Andrea Allen



Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-02-19 10:21:16

## Have your say

1 Do you have any comments to make in relation to the Scoping Report?

### Comments:

My wife and I have been residents of Fellgate Estate for almost 40 years so you will not be surprised to learn that we are very strongly opposed to the above proposal which we understand from the very basic plans that we have seen will mean that the proposed building of 1200 homes and other buildings will cover an even larger area than the existing Fellgate Estate.

Whilst we appreciate that everywhere in the United Kingdom new homes and facilities are required we feel very strongly that the proposed site is not sustainable and I will provide my response and to the reasons why we feel this way.

May I refer you to the South Tyneside Land Review of 2018 which confirmed that almost all of the proposed sites covered by SP8 or at that time was referred to as SP6 were all described as and I quote "Not Considered Suitable" so our argument is that if they were not suitable 6 years ago then WHAT HAS CHANGED.

There are also 2 other sites mentioned in 2018 FG18 and FG18b which were described as potentially suitable in 2018 but we understand that this time around they have not been put forward so we ask the question, this time around, WHY NOT.

Could we also ask the question that if 1200 houses plus other buildings are to be built will the requirement of 58 Hectares be required or if at least if some reduction in the area of land required be considered.

I am sure the Planning Team and all consultants involved in this proposed development are fully aware that the area in question and from my memory has always been classed as GREEN BELT LAND.

After reading various documents and clarifying the definition of a Green Belt our government in Westminster describe, THE FUNDAMENTAL AIM OF THE GREEN BELT IS TO PREVENT URBAN SPRAWL BY KEEPING LAND PERMANENTLY OPEN AROUND URBAN AREAS.

The government continue to agree that IT IS THE LOCAL PLANNING AUTHORITIES TO DEFINE AND MAINTAIN GREEN BELT IN LOCAL AREAS.

This I am sure you will agree is not the intention of South Tyneside Council for this proposal.

May I continue to inform that again from reading very important information provided by the government is that the definition of a Green Belt from much more highly educated people than myself may I provide further examples of the very important benefits to maintain Green Belts, and again in your proposal to take away this most important area of land from the local residents in and around Fellgate Estate.

In our increasingly urbanized world, the concept of the Green Belt has emerged as a vital tool for preserving nature and providing much needed respite from the Concrete Jungle, Green Belts are areas of open land, often surrounding urban areas (exactly like Fellgate) where Green Belt where planned and development is restricted to protect the environment, preserve natural beauty and animal wildlife welfare in addition to enhancing the Quality of Life for local residents, both now and in many years to come.

Keeping our Green Belt means cleaner water and air.

As well as the mitigation of urban heat islands phythological well being of urban dwellers green belts help reduce STRESS, IMPROVE MENTAL HEALTH, thus maintaining a higher quality of life for both local residents and the existing wildlife.

A Green Belt provides a Sense Of Tranquility which is a relief valve from the everyday hustle and bustle of Urban Life.  
Green Belts help prevent the sprawl of cities and towns on valuable agricultural land.

In our own circumstances on Fellgate we are very much aware of the abundance of wildlife on the proposed site where literally numerous animal species have been seen, both passing through and enjoying a residency that they have enjoyed for hundreds of years.

From our bedroom window on Peterborough Way and indeed in the front garden we see many species of wild birds and on many occasions see migrating birds at certain times of the year stopping for a rest before continuing on their journey north, south, east or west and I understand that there are swans that have made their home on the small lakes near the Lakeside Pub, and we see hundreds of locals enjoying the local wildlife which includes, foxes, hares, rabbits, voles, hedgehogs, mice and many other wonderful animals including although I myself haven't seen them a small pond that homes newts which I am given to understand that some species are protected, all enjoying a great life without disturbance and although they don't know it providing great enjoyment and stress freeing experiences for all of us who love to see them.

In addition, I understand that there are over 50 horses that both graze and are permanently stabled by members of the public with the consent of the tenant farmer and once again they are a treat to behold so my question is that if the proposed application is approved where will all of these horses find another home and the answer is in my opinion, they will probably struggle.

I also understand from a conversation with the tenant farmer that the quality of soil on the proposed site is the very best, in fact that it is listed as Grade 1

which apparently confirms that any agricultural product produces a very high yield at completion of the growing cycle and we have also been informed that there are suitable areas of development within South Tyneside that the land is graded much lower, therefore surely this significant factor should be taken into consideration in the knowledge that the better quality food produced the better it is for the consumer.

We also ask the question as to what happens to the Tennant Farmer whom we understand is, with his son the fourth and fifth generation of their family to farm this land ?.

May I also refer to the River Don which I am sure you are aware that its source is up in the Springwell area of and meanders its way down through the White May Pool area and across and under the fields where the intending New Development is planned where upon the River Don can be viewed alongside the green area of land which separates Fellgate Estate from Hedworth Estate and joining the River Tyne somewhere in Jarrow after its 6 miles journey from source to the Tyne.

We appreciate that the River Don is not the largest river in terms of depth and width but in our opinion it plays a very important role in allowing the surrounding fields to drain away the water naturally in addition to the man made storm drains which would not cope with this extra water should the River Don be interfered with. So we ask, as well as this river being home to many species of animals, either living in it or relying on it for their habitat what will happen to this very vital river both for animals and drainage in and around both Fellgate and Hedworth Estates.

I think we all acknowledge that Green Belts all over the United Kingdom help curb traffic congestion as it discourages excessive commuting by residents and helps prevent even more CO2 Emissions and lowering the much needed high quality of Fresh Air and with the added pressure of inevitable climate change with both higher rainfall and extreme heat the more the Green Belts are eroded the more problems with poor drainage will occur effecting not just us in the present day but much more importantly for future generations.

It is estimated that a further 2000 vehicles will converge at peak times on already congested roads such as the A194 and indeed on to Mill Lane which will also have a dramatic effect on the entrance and exit to the existing entrance to Fellgate Estate.

So therefore, not only will this impact on the area in and around Fellgate Estate it will in our and many residents opinion severely impact on the already very busy traffic travelling out of South Shields & Jarrow and commuters travelling in the opposite direction heading to join the exit for the Tyne Tunnel and it has already been proven that from Fellgate to Tyne Tunnel at peak times may take at least 35 minutes so therefore that time would be elongated even further if another 2000 vehicles were based in the same area.

We fully appreciate that new road structures would have to be designed but in our opinion they would take a great deal of time and even when built would not be able to cope with the volume of traffic travelling in all directions at peak times.

As mentioned by many of the residents at the various public consultations Fellgate is already stretched to its limits in terms of parking arrangements with many cars having to be parked all day and night on the perimeter road, Durham Drive which already, without the introduction of 2000 extra vehicles puts enormous pressure on the local bus drivers, delivery vehicles, ambulance, fire and police services having to maneuver in and out to avoid collisions which is not ideal.

As I mentioned earlier in my response, we live in Peterborough Way, facing the fields but just 50 yards from the Storm Drains and with the very wet weather we have endured this last 2 weeks I can confirm that the drain is already almost overflowing and you can here the water almost 24 hours a day so how the drain would cope with a further 2000 homes and the concrete paths, roads and driveways which they will create can anyone answer the question, Where will this water finish up and we think it will arrive in peoples gardens and god forbid, their houses which has happened in the past.

As my wife and I are in our middle seventies we are in the twilight of our lives and we have been round long enough to appreciate that houses and factories and all other buildings have to be built to replace and renew and therefore if we fail in our joint endeavor with our many fellow residents to have your proposed development quashed all we ask is that at least our views, opinions and suggestions are listened to and for all of us to be invited back to discuss any compromises that could be agreed at least our efforts would be worth the time and effort many of us have put in and I am aware that many other residents have forwarded their own response and indeed some will have covered other aspects of the proposal which I haven't included in mine and my wife's response.

Many thanks for providing us with the opportunity to respond to Sustainable Growth Area Supplementary Planning Document and I would appreciate an acknowledgement that the Local Authority are in receipt of this email at your earliest convenience and indeed your response will be awaited with great interest.

2 What is your name?

Name:  
Malcolm & Andrea Allen

3 What is your email address?

Email:

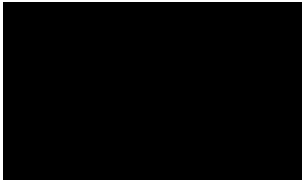
4 What is your organisation?

Resident of member of the general public

Organisation:

5 What is your postal address?

Address:





## Draft local plan increased housing proposals

Garry McCauley

Wed 2/28/2024 11:45 AM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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Good morning,

I wish to put my views forward on your spatial planning for my area of East Boldon with the following:

### 1. **SP2 –Strategy for Sustainable development to meet identified need**

**Object to 2.2 – the basis for the calculation of the number of new homes proposed is not sound or credible.**

It uses out of date statistics to calculate the number of homes needed and this results in an overestimate. The number of homes proposed is based on the 2014 household projections, which have been shown to be an overestimate by the 2021 Census.

### 2. **SP3 Spatial Strategy for sustainable development**

**Object to 3.2- the policy has not been positively prepared to deliver sustainable development in the East Boldon Neighbourhood Plan area.**

There are currently 1,860 homes in the EBNP area and the addition of 474 new homes will bring an unsustainable level of growth which will have a detrimental impact on the local infrastructure of the area and on the distinctive character of the village.

**Object to 3.4 – the policy is not justified, uses out of date evidence and exceptional circumstances case to amend the Green Belt boundary has not been made.**

The issue was considered by the Independent Examiner for the East Boldon Neighbourhood Plan, who considered that it was appropriate to retain the Green Belt around the village in order to meet housing need in the plan area.

### 3. **SP7: Urban and Village sustainable Growth Areas**

**Object to GA2 – Land at North Farm This proposal is not justified and is not effective in delivering sustainable development.**

It is in conflict with the adopted East Boldon Neighbourhood Plan as it is outside the settlement boundary approved in the plan. The Green Belt Review Site Assessment for this site is not correct as it says development will only have a moderate impact. 263 new homes on the site will have a considerable impact as evidenced by the Traffic Assessment and Infrastructure development Plan.

### 4. **SP16 Housing Supply and Delivery**

## **Object to 16.2 – Provision of at least 263 homes in the EBNP area -the policy is not sound or justified.**

This figure does not include 202 homes given conditional approval at Cleadon Lane or 9 homes with permission at Mayflower Glass. It is not based on housing need but on an arbitrary allocation of land. The total number of new homes planned will result in 26% increase in the size of the village and as result the distinctiveness of the village will be lost. The infrastructure of the village is inappropriate for this increase in size.

### **GA2 Land at North Farm, Boker Lane, Boldon (263houses)**

**This proposal is not justified and is not effective in delivering sustainable development. We object to this site being allocated for housing for the following reasons:**

#### **CONTRADICTION OF THE NEIGHBOURHOOD PLAN**

The development of the site is a major reversal of the East Boldon Neighbourhood Plan agreed at referendum in 2021.

#### **LOSS OF VILLAGE IDENTITY**

The Green Belt Review Site Assessment undervalues the importance of the site.

The development of the site will reduce the gap, in terms of distance, between Boldon and South Shields and the open space and separation along Boker Lane will be lost, effectively merging East and West Boldon.

#### **INCREASED RISK OF FLOODING**

There is a risk of surface water flooding for this site (it is located within Flood Zones 2 and 3) and the development of the site will have significant negative effects towards the climate change objective.

#### **DAMAGE TO THE ENVIRONMENT**

The site is within the wildlife corridor, is located within 50m of a SSSI and 250 m of a local wildlife site and nature reserve. The Sustainability Appraisal (SA) states that a significant negative effect is expected in relation to the objective of conserving and enhancing biodiversity.

#### **LOSS OF AGRICULTURAL LAND**

The development of the site which is in agricultural use would result in the loss of Grade 3 agricultural land and the SA states that is therefore considered to have a significant negative effect in relation to the objective of protecting our soils and promoting efficient land use.

#### **OVERLOAD ON INFRASTRUCTURE**

The development of 263 houses on this site will have a major impact on the infrastructure of the village including the need for an extra 66 extra primary school places and 33 extra secondary school places. The Infrastructure Delivery Plan indicates a lack of capacity in local primary schools.

## **EXTREME INCREASE IN TRAFFIC - ALREADY OVER CAPACITY**

The Traffic Capacity Assessment shows that the site would contribute significant additional capacity through the A184/ Boker Lane junction, which is already over capacity at the evening peak. When the impact of full barrier closure at the Tiledsheds level crossing is included the impact on this junction is even greater. Similar impact is forecast for the Sunderland Road/ Station Road junction.

## **LOSS OF WILDLIFE HABITATION**

Many wildlife species habitats the hedgerows and farm fields in this area. The disturbances caused by construction in the Vinci type would be catastrophic for this wildlife of Ducks, Foxes, Owls, Kingfishers, Partridges, Pheasants, Woodcocks, Hawks to name but a few that are readily seen.

I hope the above point's will be properly considered, rather than what appears to be, a complete disregard for the green belt we so deserve to be maintained in this area, for future generations.

Yours sincerely,

Garry McCauley

## Objection to Local Plan.

Robert Smith [REDACTED]

Tue 2/27/2024 2:58 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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Dear Sir / Madam

I am objecting to the proposed local plan because in some sections of the plan it appears to be not Sound because it is not, in parts, consistent with the NPPF framework and is not effective in the manner of being deliverable in a sustainable manner in accordance with the policies of the NPPF and other statements of National policy made by government ministers.

The growth of housing development is not consistent with government policy. It is based on the 2014 housing projections. The population of South Tyneside is consistently falling which means less housing is needed than the projections state (2052 houses less by 2040). This policy does not, in addition, take into consideration the constraints on planning such as the green belt as stated by Michael Gove in December 2023.

The proposed plan does not take into account the responsibilities of urban authorities to take their full part in protecting precious neighbourhoods. The plan needs to address the sustainability of the villages of Cleadon, East Boldon and Whitburn with respect to the maintenance of their distinctive character.

The proposed plan fails to protect the green belt as stated in NPPF paragraph 11. It does not enhance and protect green infrastructure, ecological networks and green belt in South Tyneside. No case has been made for exceptional circumstances to amend the Green Belt boundary. The local plan needs to be revised in order to be sound.

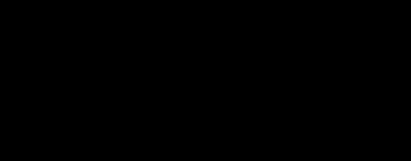
The local plan does not meet NPPF framework on housing density. Applications which fail to meet minimum density usage should be refused. Sites with more than 250 houses have a density of 28 dwellings/hectare. In 2018 the average dwelling was 66 dwellings per site. South Tyneside figures were not accurate due to the Hawthorne Leslie and Hebburn sites not being included. This section of the plan is not Sound. In Cleadon and East Boldon 30% of housing will be affordable but the average median price of housing at £225k means housing is unaffordable. The local plan fails to meet M4(3) and M4(2) accessible standards.

Local plan fails to identify opportunities to improve air quality or mitigate impacts such as through traffic and travel management and green infrastructure enhancement and provision. It is therefore not consistent with the NPPF. It is not Sound.

It is not consistent with the Climate Change Act of 2008. Any developments will increase the carbon footprint of South Tyneside. It does not take into account the effects of air pollution from the proposed developments, as well as the congestion, noise and road safety problems. If more houses are built then more sewage will need to be disposed of by an already failing sewage system. Sewage is regularly discharged into South Tyneside watercourses in moderate rainfall due to a lack of capacity in the present system. The Whitburn system (through monitoring) has been in breach of environmental laws since 2021, any development will increase pressure on the system which at present cannot cope. The plan is not

effective because it is not deliverable and therefore not Sound. New infrastructure is needed before developments can be considered.

Mr Robert Smith



Mrs Ellen Smith



Date:- 21/02/24



**South Tyneside Council**

# Regulation 19 Local Plan Consultation Representation Form

Please return this form by midnight on Sunday 3 March 2024.

## Data Protection and Freedom of Information

All personal information that you provide will be used solely for the purpose of the consultation on the documents listed in this form. Please note that each comment and the name of the person who made the comment will be featured on our website - comments will not be confidential. Full comments will also be available to view on request. By submitting this response you are agreeing to these conditions.

*This form has two parts:*

- Part A - Personal details (need only be completed once)
- Part B – Your representation(s).

Please fill in a separate sheet for each representation you wish to make.

This form can also be completed online at [haveyoursay.southtyneside.gov.uk](https://haveyoursay.southtyneside.gov.uk)

If you are having difficulty submitting representations, please contact [local.plan@southtyneside.gov.uk](mailto:local.plan@southtyneside.gov.uk) or call 0191 424 7692

## Part A: Your Details

	Personal Details*	Agent's Details (if applicable)
Title	MRS	
First Name	BARBARA	
Last Name	COLLINS	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Postcode		
Telephone		
Email		

\* If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) but complete the full details of the agent.

## **Part B**

*Please fill in a separate form for each representation*

Name or organisation	
Client (if relevant)	

### **Section 1: To which section of the Local Plan does this representation relate?**

Paragraph	GA2
Policy	
Policies Map	

### **Section 2: Legal Compliance & Duty to Cooperate**

Do you consider the Local Plan is (tick as appropriate)	Yes	No
1. Legally compliant		✓
2. Sound		✓
3. In Compliance with the Duty to Cooperate		✓

### **Section 3: Details of Representation**

<p>If you wish to support or object to the legal compliance or soundness of the Local Plan, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.</p>
<p>Ref SP7 GA2</p> <p>The land at North Farm. This proposal is not justified and is not effective in delivering sustainable development</p> <p>.265 homes on this site will be detrimental to the village status of East Boldon as they will ineffect create a "conurbation" development linking the village to South Shields and West Boldon. Any remaining sense of being a village will disappear.</p> <p>.There is great traffic congestion in this area at present in the early morning and in the afternoon with cars delivering pupils to Boldon Comprehensive School and the East Boldon Primary Schools. More housing will cause serious traffic hold ups. Speed of access to South Tyneside Hospital would be seriously impeded with so much extra commuter traffic .</p> <p>. These schools are almost full and a great influx of new pupils will tend to change the character of them all.</p> <p>. The medical provision in the area is oversubscribed and is under stress now.</p> <p>With 265 new homes the surgeries will be overwhelmed</p>

#### Section 4: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 3 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. *Please be as precise as possible.*

Modifications of the above plan are not needed, This part of the Plan GA2 should be cancelled .

*(Continue on a separate sheet if necessary)*

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

**After the Regulation 19 consultation has closed, further submissions will only be at the request /invitation of the Inspector, based on the matters and issues debated at the examination.**



### Section 5: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? *(Please select one answer with a tick)*

Yes		No	✓
-----	--	----	---

**Please note:** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

### Section 6:

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

### Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Local Plan through to adoption? *(Please select one answer with a tick)*

Yes	✓	No	
-----	---	----	--

*By submitting a representation, you will also automatically be added to our database and kept informed of the next stage in the Local Plan process. You can opt out any time.*

## Comments on Reg 19 South Tyneside Local Plan - Historic England

Wed 2/28/2024 11:43 AM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

📎 3 attachments (179 KB)

Appendix A South Tyneside 28.2.2024.docx; South Tyneside Regulation19. 28.2.2024.docx; Appendix B South Tyneside Reg. 19 Allocations 28.2.2024.docx;

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Hello,

Please find attached covering letter together with Appendix A (comments on policies) and Appendix B (comment son site allocations). Please note we wil send a separate email with our comments on the Sustainability Appraisal.

Kind Regards

Henry Cumbers (MRTPI)  
Historic Environment Planning Adviser  
Northern Regions  
Direct Dial: [REDACTED]  
Historic England | [REDACTED]



Historic England

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## Appendix A: Table of Historic England's comments on the Pre-Submission Draft of the South Tyneside Local Plan 2023-2040

[Historic England's comments on the proposed Allocations are set out in Appendix B]

Page	Section	Sound/ Unsound	Comments	Suggested Change
26-27	Vision	Sound	We strongly support the references to the historic environment within the plan vision.	None
29	Objectives Strategic Objective 9	Sound	We strongly support the wording of this strategic objective concerning the historic environment.	None
31	Policy SP1: Presumption in favour of Sustainable Development	Sound	We support the wording of this policy.	None
31-32	Policy SP2: Strategy for Sustainable Development to meet identified needs	Sound	We support the wording of criteria 6 of this policy.	None
33-34	Policy SP3: Spatial Strategy for sustainable development	Sound	We support the wording of this policy.	None
	Policy SP4: Housing Allocations in the Main Urban Area		We comment on the allocations in Appendix B.	See Appendix B

Page	Section	Sound/ Unsound	Comments	Suggested Change
	Policy SP7: Urban and Village Sustainable Growth Areas		We comment on the allocations in Appendix B.	See Appendix B
53	Policy SP10: South Shields Riverside Regeneration Area	Unsound	<p>10.2 – suggest small change to align better with legislation on conservation areas within the Town &amp; Country (Listed Buildings and Conservation Areas) Act 1990 s.72</p> <p>10.3 small change suggested to make clear that the Customs House comprises two designated heritage assets of which it will be important to protect the setting.</p>	<p>2.Harton Quay will deliver a mixed- use development which <del>builds on</del> <u>protects and enhances</u> the distinctive character or <u>appearance</u> <del>ities</del> of Mill Dam Conservation Area</p> <p>3.The area surrounding the Customs House will deliver cultural-related uses which complement the use and setting of the Grade II Customs House listed buildings (The Former Mercantile Marine Offices, River Tyne, River Police Offices)</p>
54	Policy SP11: South Shields Town Centre College Regeneration Site	Unsound	<p>Whilst we support the intention of the policy to respect and respond to the listed buildings, there is little detail within the policy as to how this should be achieved.</p> <p>Paragraph 5.51 states that Central to the proposed campus is the Grade II Listed 16 Barrington Street, which will be integral to the design process. We feel that this should be lifted into the policy and reference given to protecting the significance of this listed building through its retention alongside the already mentioned integration within the design process.</p> <p>With regards the Trustee Savings Bank in our view increased clarity is required, by referring to the protecting the significance of the asset by careful consideration of its setting.</p>	<p>Criteria iii. Needs to be reworded to <del>Respect and respond</del> <u>Retain and protect the Grade II listed building (16 Barrington Street) within the site and protect and where appropriate enhance the setting of Listed Buildings in the surrounding vicinity (101-103, 105 and 107, King Street, Trustee Savings Bank and St. Hilda's Church).</u></p>

Page	Section	Sound/ Unsound	Comments	Suggested Change
72	Policy 6: Renewables and Low Carbon Energy	Unsound	<p>We acknowledge criteria 1.ii of this policy. However, we are concerned that its current wording does not align with national policy and legislation which sets out that harm to heritage assets should be avoided before mitigation is considered.</p> <p>We are also concerned that part 3. of the policy is not consistent. In our view the first sentence should state these are <u>potentially</u> suitable areas rather than suitable areas. We note the absence of consideration of setting in the evidence base supporting this policy and are concerned by this. For example, areas close to St. Paul's Jarrow are deemed as potentially suitable, yet no consideration has been given to the setting of this Grade I listed church also a Scheduled Monument. This could result in harm to this heritage asset of the highest significance which could depending on design and siting We note discrepancy between paragraphs 7.30, map 15 and criteria 3 of policy 6 these should all reference areas potentially suitable for wind energy.</p> <p>In addition, there is nothing in part 3 of the policy on heritage assets, 3.i. should as a minimum refer back to part 1.i.</p> <p>Part 4-6 We are unclear what consents already exist for those district heating schemes identified. Map 16 Holborn Renewable Energy Network identifies the route of this network which runs through the Registered Park and Garden of North and South Marine Parks And Bents Park (Grade II), in very close</p>	<p>The evidence base for the allocation of area potentially suitable for wind energy needs to have regard to the setting of heritage assets. There are areas very close to assets of the highest significance including St Paul's Jarrow. The policy also needs throughout to refer to these as areas potentially suitable for wind energy, currently there is discrepancy.</p> <p>We suggest that part 3 of the policy either refers back to 1.i where there is reference to heritage assets or includes it as new criteria in part 3.</p> <p>New wind energy developments will be supported in areas identified as <u>potentially</u> suitable on Map 15, or where they involve the repowering of existing turbines provided that:</p> <p>New criteria 3. iv <u>Where a proposal would have an impact on a heritage asset including its setting, that it accords with policies in this plan on the historic environment and is in accordance with national policy and</u></p>

Page	Section	Sound/ Unsound	Comments	Suggested Change
			proximity to many other listed buildings and areas of potential archaeological importance. Whilst Map 18 identifies that the route for Viking Energy Network at Jarrow runs close to several listed buildings along Grange Road West .The detail of any proposal will be important in determining what impact there will be on the historic environment. However, at present we do not feel there is sufficient provision within the policy to ensure harm to heritage assets is avoided. We therefore suggest further criteria within part 6 of the policy that states that Developments within 400m of an existing district heat network or an emerging identified heat network shall be designed ready to connect to the district network, unless determined there will be adverse impacts to heritage asset that cannot be avoided or mitigated through detailed design.	<p><u>legislation.</u></p> <p>Map 15 needs amending and paragraph 7.30.</p> <p>Part 6 suggest adding additional criteria:</p> <p><u>iv. connection would have a harmful impact on the historic environment that cannot be satisfactorily avoided or mitigated through careful design.</u></p>
87	Policy 14 Housing Density	Sound	We support the wording of this policy in respect to character.	No change
88	Paragraph 8.23, bullet 2	Partially sound	Alongside <u>character and identity</u> . This accords with the National Design Guide in particular regard to the historic environment.	• <i>The <u>character and identity</u> of the surrounding area and the wider landscape setting;</i>
105	Policy 25	Sound	Support criteria 1.iii re Jarrow Hall and St Paul's Monastic Site	No change
112	Policy 30: South Shields Market	Unsound	We are largely supportive of the principle of this policy. However, we consider the policy should refer to the requirement to conserve and enhance the Grade I listed Old Town Hall as this is central to the Market Place and any proposals here may affect both the fabric and setting of this heritage asset.	South Shields market will continue to be supported and, where possible, the Council will support proposals for specialist fairs and a diversification of the market with sympathetic enhancements that enhance the wider vitality and viability of the Town Centre. <u>Any proposals will be required to conserve and</u>

Page	Section	Sound/ Unsound	Comments	Suggested Change
				<u>where appropriate enhance the significance of the Grade I listed building the Old Town Hall.</u>
125	Policy 36 Protecting Trees, Woodland and Hedgerows	Partially sound	We suggest adding character here as this may further help integrate the historic environment particularly in the context of developments within conservation areas.	Criteria point 4.i. should be amended to read: Proposals for new development must include new trees and landscape features which: Enhance the landscape quality <u>and character</u> of the development site and the local area
128	Policy 37: Protecting and enhancing Open Spaces Existing Open Space and Playing Fields	Partially sound	Criteria 2 bullet point i. we suggest adding historic interest here to help integrate the historic environment as the value of heritage assets extends beyond character.	Suggest amending criteria point 2.i. to read the amenity, <del>or</del> <u>character or any historic interest</u> of the area
132	Policy 38: Providing for Cemeteries	Unsound	Both Harton and Hebburn cemeteries have Grade II listed buildings and structures within their grounds. Therefore, any extension to these cemeteries will require consideration of the historic environment in accordance with national policy and any adopted local policy for the historic environment. Currently there is no reference to heritage assets within draft policy 38. In our view this needs amending as a proposal to alter or cemeteries could result in harm to a heritage asset.	Suggest new criteria point 4 to read: Proposals affecting a heritage asset associated with a cemetery conserves and where appropriate its significance.
135	Policy SP24: Heritage Assets	Sound	We support the wording of this policy.	No change
135	Paragraph 12.11	Suggested change	We suggest changing the term undesigned heritage assets to non-designated heritage assets to align with other parts of the local plan.	Change "Development proposals which affect the historic environment must sustain the borough's local

Page	Section	Sound/ Unsound	Comments	Suggested Change
				distinctiveness and character by safeguarding, conserving, and enhancing designated and <del>non-undesigned</del> heritage assets and their settings.
136	Policy 42	Partially unsound	Suggest changing the title of this policy as there is only one World Heritage Site on South Tyneside, the Frontiers of the Roman Empire (Hadrian's Wall) WHS Replace Hadrian's Wall World Heritage Site with The Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site	<p>1. Development affecting the <u>Frontiers of the Roman Empire</u> (Hadrian's Wall) World Heritage Site, as shown on the Policy Map, <del>will be encouraged to</del> <u>should</u> conserve, promote, and enhance its Outstanding Universal Value, including the authenticity, integrity, and significance of its attributes, and support its management and protection.</p> <p>3. Development likely to have an impact on the <u>Frontiers of the Roman Empire</u> (Hadrian's Wall) World Heritage Site or its setting will be permitted only where it can be demonstrated that the scheme will conserve those elements which contribute towards its <del>Outstanding Universal</del> Value.</p>
136	Para 12.16	Unsound	The supporting justification to this paragraph could provide more bespoke detail on the Arbeia Roman Fort. Currently it	Suggest adding specific reference to the Outstanding Universal



Page	Section	Sound/ Unsound	Comments	Suggested Change
			does not name the fort. In our view more needs to be said with regard to the Fort's importance standing above the entrance to the River Tyne, Arbeia South Shields' Roman Fort and guarding the main sea route to Hadrian's Wall. It was a key garrison and military supply base to other forts along the Wall and is an important part of the history of Roman Britain.	Value associated with the Roman fort of Arbeia, which guarded the main sea route to Hadrian's Wall.
137	Map 31	Unsound	Key World Heritage Site Setting should be replaced with World Heritage Site Buffer Zone as the setting cannot be defined in this clear spatial boundary.	Amend key <del>World Heritage Site Setting</del> replace with <u>World Heritage Site Buffer Zone</u> .
137	Policy 43	Partially unsound	<p>1. Development proposals involving designated heritage assets shall be accompanied by a Heritage Statement. <u>This Statement should that includes an adequate and proportionate description of the heritage significance of those heritage assets affected, including any contribution made by their setting.</u></p>	<p>2. Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will <del>only</del> be permitted <del>if</del> <u>where</u> the proposal:</p> <p>3. Development should protect those features of a designated heritage asset's <del>immediate</del> setting that contribute to its significance, including the space(s) around the heritage asset and the historically significant hard and soft landscaping, including trees, hedges, walls, fences, and surfacing.</p> <p>5. Where a development will lead to the <del>substantial</del> harm or <del>total</del></p>

Page	Section	Sound/ Unsound	Comments	Suggested Change
				loss of a designated heritage asset, applications will be assessed in accordance with National Policy.
139	Policy 44: Archaeology	Sound	We are supportive of the wording of this policy.	No change.
140	Policy 45: Development Affecting Non-Designated Heritage Assets	Partially unsound	<p>To accord with the NPPF criteria point 3 of this policy needs amending.</p> <p>Paragraph 209 of the 2023 NPPF states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”</p> <p>In our view currently the wording of policy 45 point 3. does not accurately reflect the wording of the NPPF regarding a balanced judgement being taken.</p>	<p>1. Development should conserve and, where possible, enhance the character, appearance and setting of non-designated heritage assets. Proposals that manage development in such a way that sustains or enhances the significance of heritage assets and their settings will be supported.</p> <p>3. In determining applications that would result in <del>substantial</del> harm to, or <del>total</del> loss of, a non-designated heritage asset or its setting, <del>proposals must demonstrate that the public benefits of the development would outweigh any harm or loss of the heritage asset, based on heritage significance. A</del> <u>a</u> balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>
141	Policy 46: Heritage At Risk	Sound	We are strongly supportive of this policy and the work of South Tyneside Council in assessing buildings at risk at Grade II.	No change

Page	Section	Sound/ Unsound	Comments	Suggested Change
143	Policy 47: Design Principles	Sound	We are supportive of this policy, in particular with regard to Part 1 and the context and identity section which references the importance of the historic environment.	No change
145	Paragraph 13.10	Sound	We welcome the intention of the Council to prepare a Design Code.	No change
164	Policy 58: Implementatio n and Monitoring	Sound	We support the wording of this policy	No change
180- 182	Appendix 3 - Implementatio n and Monitoring	Sound	We support the provisions for monitoring in respect of the historic environment. There is a wealth of indicators here. There are one or two where it may be challenging to get data for example Number of applications approved contrary to policy and Number of locally significant heritage assets (this may be difficult to ascertain and may be better rephrased as number of assets on the local list)	No change
198- 209	Appendix 5: Glossary	Partially unsound	There are a number of terms in the glossary which we consider need updating to reflect national; policy and legislation.	<b>Buffer Zone for WHS</b> (as described in Planning Practice Guidance) <u>'A buffer zone is defined as an area surrounding the World Heritage Site which has complementary legal restrictions placed on its use and development to give an added layer of protection to the World Heritage Site. The buffer zone forms part of the setting of the World Heritage Site.'</u> <b>Historic Parks and Gardens</b> - A park or garden of special historic interest. Graded I ( <u>sites of exceptional interest</u> ), II*

Page	Section	Sound/ Unsound	Comments	Suggested Change
				<p><u>(Particularly important sites) or II (Sites of special interest, warranting every effort to preserve them).</u> Designated by Historic England.</p> <p><b>Listed Building Consent</b> - Consent required for the demolition, in whole or in part of a Listed Building, or for any works of alteration or extension that would affect <del>the</del> <u>its</u> character <del>of the building as a building of special architectural or historic interest.</del></p> <p><b>Setting</b> - The place or way in which something is set, <del>for example the position or surroundings of a Listed Building.</del></p> <p><b>World Heritage Site</b> – A cultural or natural site of outstanding universal value <del>designated by the International Council on Monuments and Sites (ICOMOS)</del> <u>inscribed by the World Heritage of UNESCO</u></p>

## Appendix B: Table of Historic England's comments on the proposed Allocations in the Publication Draft of the South Tyneside Local Plan

[Historic England's comments on the remainder of the Local Plan are set out in Appendix A]

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
H.1	Land at Chatsworth Court	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.2	Land at Salem Street	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.3	Land at Queen Street	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.4	Winchester Street	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.5	Land to the rear of Fowler Street	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.6	Site of Former St Aidans Church	Unsound (but can be sound with additional principles in the site allocation wording)	Reference should be provided within the site allocation that this site lies within the buffer zone of the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site and may be of high archaeological interest and field evaluation therefore may be required.	Add criteria – the site lies within the Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site and may be of high archaeological interest as such a Watching Brief will be required as part of any development proposal.
H.7	Site of former South	Sound	We note the reference in the wording of this allocation to the retention of the mature trees. In our view additional wording should also be added in respect on	Development should conserve and where possible enhances the setting of Westoe Village

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
	Tyneside College – South Shields Campus		ensuring any developments conserves and where possible enhances the setting of Westoe Village Conservation Area given its immediate proximity to the site.	Conservation Area.
H.8	Land at Associated Creameries	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.9	Former Temple Park Infant School	Sound	In terms of our area of interest we have no comments to make on this site.	No change
H.10	Connolly House, Reynolds Avenue	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.11	Tyne Dock housing-led Regeneration Site	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.12	Land at Biddick Hall Drive	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.13	Land behind Ryedale Court	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.14	Land at Horton Avenue	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.15	Land at Cheviot Road	N/A	In terms of our area of interest we have no comments to make on this site.	No change

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
H.16	Land at Bonsall Court	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.17	Land at Lizard Lane	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.18	Land at Dean Road	Sound	We note the wording of the site allocation criteria for this site, providing protection for the significance of the nearby Grade II listed building.	No change
H.19	Land at Trent Drive	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.20	Perth Green Youth Centre, Perth Avenue	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.21	1 Land at previously Martin Hall, Prince Consort Road	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.22	Land at Falmouth Drive	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.23	Land at Kirkstone Avenue	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.24	Hebburn New Town	N/A	In terms of our area of interest we have no comments to make on this site.	No change
H.25	Land south-west of Prince Consort	N/A	In terms of our area of interest we have no comments to make on this site.	No change

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
	Road			
SP5	Former Brinkburn Comprehensive School	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP6	Land at former Chuter Ede Education Centre	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA1	Land at South Tyneside College, Hebburn Campus	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA2	Land at North Farm	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA3	Land to North of Town End Farm	More clarity required	We note the wording of the site allocation criteria for this site, providing protection for the significance of the nearby Grade II listed buildings.	No change
GA4	Land at West Hall Farm	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA5	Land at Whitburn Lodge	N/A	In terms of our area of interest we have no comments to make on this site.	No change
GA6	Land to North of Shearwater	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP8	Fellgate	N/A	In terms of our area of interest we have no comments	No change



Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
	Sustainable Growth Area		to make on this site.	
SP9	Strategic Vision for South Shields Town Centre Regeneration	Unsound (but can be made sound with modifications)	The policy should include reference to the opportunities that exist to improve the historic environment within the area as referred to in paragraph 5.38. There are many heritage assets within the town centre and a strategic policy for this area should look to provide a positive strategy to sustain them so that they can be enjoyed now and in the future.	Suggest an additional point of criteria that opportunities will be sought to support the vitality of the historic environment within the town centre including the continued use and reuse of heritage assets where appropriate.
SP10	South Shields Riverside Regeneration Area	Unsound (but can be made sound with modifications)	10.2 – suggest small change to align better with legislation on conservation areas within the Town & Country (Listed Buildings and Conservation Areas) Act 1990 s.72 10.3 small change suggested to make clear that the Customs House comprises two designated heritage assets of which it will be important to protect the setting.	2.Harton Quay will deliver a mixed- use development which <del>builds on</del> <u>protects and enhances</u> the distinctive character or <del>appearance</del> <u>istics</u> of Mill Dam Conservation Area 3.The area surrounding the Customs House will deliver cultural-related uses which complement the use and setting of the <u>Grade II Customs House listed buildings (The Former Mercantile Marine Offices, River Tyne, River Police Offices)</u>
SP11	South Shields Town Centre College Regeneration Site	Unsound (but can be made sound with modifications)	Whilst we support the intention of the policy to respect and respond to the listed buildings, there is little detail within the policy as to how this should be achieved.  Paragraph 5.51 states that Central to the proposed campus is the Grade II Listed 16 Barrington Street, which will be integral to the design process. We feel that this should be lifted into the policy and reference	Criteria iii. Needs to be reworded to <del>Respect and respond</del> <u>Retain and protect the Grade II listed building (16 Barrington Street) within the site and protect and where appropriate enhance the setting of Listed Buildings in the surrounding vicinity (101-103, 105</u>

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
			<p>given to protecting the significance of this listed building through its retention alongside the already mentioned integration within the design process.</p> <p>With regards the Trustee Savings Bank in our view increased clarity is required, by referring to the protecting the significance of the asset by careful consideration of its setting.</p>	<u>and 107, King Street, Trustee Savings Bank and St. Hilda's Church).</u>
SP12	Fowler Street Improvement Area	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP13	Foreshore Improvement Area	N/A	In terms of our area of interest we have no comments to make on this site.	No change
SP14	Wardley Colliery	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.1	Bede Industrial Estate	N/A	In terms of the developable area and our interests we have no comments to make on this site.	No change
ED.2	Simonside Industrial Estate	N/A	In terms of the developable area and our interests we have no comments to make on this site.	No change
ED.3	Middlefields Industrial Estate	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.4	Western Approach Industrial Estate	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.5	Land bounded by	N/A	In terms of our area of interest we have no comments to make on this site.	No change

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
	Priory Road and Church Bank			
ED.6	Land bounded by Chaytor Street, Ellison Place, the Metro Line and Berkley Way	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.7	Industrial Estate off Wagonway Road	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.8	Monkton Business Park	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.9	Wardley Colliery	N/A	In terms of our area of interest we have no comments to make on this site.	No change
ED.10	Boldon Business Park		In terms of the developable area and our interests we have no comments to make on this site.	No change
ED.11	Cleadon Lane Industrial Estate	N/A	In terms of our area of interest we have no comments to make on this site.	No change
PR.1	Port of Tyne	Unsound	Paragraph 196 of the NPPF sets out a requirement for Local Plans to conserve heritage assets in a manner appropriate to their significance. When considering the impact of a proposed development upon the significance of a designated heritage asset, Paragraph	Principles need to be added to criteria regarding the allocation of the E35 part of the Port of Tyne allocation, including the use of a muted material palette, scale and

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
			<p>205 of the NPPF makes it clear that great weight should be given to the asset's conservation and explains that significance can be harmed by development within its setting.</p> <p>Part of this site (E35) is located very close to and within the setting of multiple designate heritage assets:</p> <ul style="list-style-type: none"> <li>• Monastery of St Pauls Ruins of Jarrow Monastery (Scheduled Monument)</li> <li>• Church of St Paul, Jarrow (Grade I Listed Building)</li> <li>• Jarrow Bridge (Tyne And Wear County Council Bridge No 433) (Grade II Listed Building)</li> <li>• St Paul's Monastery, Jarrow (Scheduled Monument)</li> <li>• Village of Jarrow (Scheduled Monument)</li> </ul> <p>The site has previously been used for employment purposes most recently a timber merchants. The site is no longer in use but structures remain on site. These structures have a relatively low ridge height, make use of muted materials, and a line of trees exists to the northern boundary. All of these factors help to reduce any impact on setting on the above heritage assets.</p> <p>On the basis that the site has previously been used for employment, we do not object to its allocation within the local plan. However, it is vital that redevelopment avoids and minimises any harm to heritage assets as there is a risk that new structures could result in harm significantly over and above the present situation. Therefore careful consideration needs to be given to boundary screening, scale of development, and the material palette as well</p>	<p>height of development, retention of mature trees along northern boundary etc. in order to ensure redevelopment of this site is carried out in a way that is consistent with national policy and legislation for the historic environment.</p>

Site Ref.	Location	Sound/ Unsound	Comments	Suggested Change
			as lighting.	

## Historic England Representations SA 28.2.2024

Wed 2/28/2024 12:04 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

📎 2 attachments (120 KB)

South Tyneside Reg. 19 SA 28.2.2024.docx; South Tyneside Regulation19. 28.2.2024 SA.docx;

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Hello,

Please find attached our comments on the Sustainability Appraisal.

Kind Regards

Henry Cumbers (MRTPI)  
Historic Environment Planning Adviser  
Northern Regions  
Direct Dial: [REDACTED]  
Historic England [REDACTED]



Historic England

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Historic England

Andrew Inch  
Senior Manager – Planning  
South Tyneside Council  
Development Services, Economic Regeneration,  
Town Hall and Civic Offices,  
Westoe Road,  
South Shields,  
NE33 2RL

Our ref: PL00609862

Your ref:

Mobile

Date 28 February 2024

Sent by email to [Local.Plan@southtyneside.gov.uk](mailto:Local.Plan@southtyneside.gov.uk)

Dear Mr Inch,

**RE: REGULATION 19 CONSULTATION ON SOUTH TYNESIDE LOCAL PLAN  
SUSTAINABILITY APPRAISAL**

Thank you for consulting Historic England about the SA/SEA Report for the South Tyneside Local Plan.

As you will be aware, in terms of the historic environment, we considered that the Scoping Report had identified the majority of plans and programmes which are of relevance to the development of the Local Plan, that it had established an appropriate Baseline against which to assess the Plan's proposals and that it put forward a suitable set of Objectives and Indicators. Overall, therefore, we believed that, subject to some amendments, the Scoping Report provided the basis for the development of an appropriate framework for assessing the significant effects which this plan might have upon the historic environment. We are pleased to note that the majority of the changes which Historic England suggested to that document have been incorporated into this latest iteration of the Appraisal.

However, there are a few aspects of the Environmental Report where we disagree with its conclusions about the likely significant effects which the Policies and proposals of the plan might have upon the historic environment. These are detailed on Appendix A, attached.

This opinion is based on the information provided by you in the document dated January 2024 and, for the avoidance of doubt, does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the plan which is the subject to consultation, and which may, despite the SA/SEA, have adverse effects on the environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF





Historic England

MR HENRY CUMBERS

**Henry Cumbers**

Historic Environment Planning Adviser

Historic England

Telephone: [REDACTED]

[REDACTED]



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF





## Appendix A: Table of Historic England's comments on the Environmental Report of the South Tyneside Local Plan

Page	Section	Sound/ Unsound/ Comment	Comments	Suggested Change
87	5.81	Sound	We generally agree that there is a greater opportunity for harm nearer South Shields town centre. However, this area also has more opportunities for regeneration and its historic character is of higher density.	No change
94	Table 6.1	Sound	We agree the Vision should score positively against effects on the historic environment as should 1,2,7 and 13. Objectives 9 (Conserving and enhancing the historic environment) and 10 (Well-designed places).	No change
96	Table 6.2	Sound	We are unclear at present why SP5 and SP8 score negatively against the SA objective for cultural heritage but understand this may be against local heritage assets. In our opinion policy SP9 could score more positively with wording around opportunities for heritage led regeneration within South Shields town centre.	Wording of policy SP9 should be amended resulting in a more positive SA outcome.
105	Table 6.4	Unsound	P6 – we have identified in our comments on the Local Plan that we currently have concerns that there has been insufficient consideration of setting as part of the evidence base for renewable energy including wind. We therefore do not agree that policy P6 should score positively against SA Objective 6 for cultural heritage.	We consider that against Policy P6, SA Objective 6 should be negative.
114	Policy P30	Unsound	We have concerns at present that policy P30 does not refer to the Grade I listed Old Town Hall. Whilst we understand that any diversification of the market should be designed to avoid harm to this heritage asset, given its location in the centre of the Market Place we consider that it should be integral to the policy to provide clarity. With these amendments we consider a positive score can be achieved but this currently SA Objective 6 should be negative.	Amend wording of policy P30.

<b>Page</b>	<b>Section</b>	<b>Sound/ Unsound/ Comment</b>	<b>Comments</b>	<b>Suggested Change</b>
116	Table 6.8	Unsound	Policy P38 – Given the presence of designated heritage assets in both Harton and Hebburn Cemeteries there is potential for proposals to alter or extend these cemeteries to result in harm, therefore in our opinion this should be referred to within the policy. As such at present a negative score should be attributed to SA Objective 6 on cultural heritage against this policy but this can be a positive or neutral score with suggested amendments.	Make changes to policy P38 as suggested in our comments on the main local plan.
118	Table 6.9	Partially sound	We suggest minor changes to policies 42 and 43 on the local plan. With these changes we agree a double positive against SA Objective 6 for these policies.	Minor changes required to score strongly positive against SA Objective 6 for policies 42 and 43.

Policy SP8. Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report (January 2024)

Wed 1/24/2024 1:12 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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My name is Alistair Dickson of [REDACTED]

I am objecting to the entrance from Durham drive to the proposed new development on the green belt at Fellgate estate.

My wife and I have been Fellgate residents for 51 years. This was a new estate when we moved here, and like ourselves most residents were young couples with children. Not everyone could afford a car back then so traffic congestion was not an issue. Over the years however, the number of cars per household has doubled, sometimes trebled as children grew and required their own transport. This has contributed to the congestion we see today, this and people using Durham drive as a shortcut to and from Leam lane. Not to mention the daily traffic to and from Fellgate metro. In principle I have no objections to the new homes being built, but the probability of adding at least 12 hundred more vehicles to an already congested estate is going to create a living nightmare for the people of Fellgate.

Having read the intended infrastructure plans for Fellgate estate, my attention was drawn to the recommended cycling and walking routes from the new development to Fellgate Metro. As we know, the local weather can be quite inclement at times, meaning an 800 metre walk, or cycle ride in the rain to the Metro will not appeal to many residents of the new development, and will do very little to prevent 1200 new vehicles causing further congestion to this estate.

Would it not be better for everyone if a road was built to the new development from the A184 dual carriageway, providing an alternative route. In fact building the 12 hundred houses nearer the A184 would surely save a lot of heartache for the residents of Fellgate estate.

Thank you



## Response ID ANON-TJBH-TDSV-9

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-29 10:34:16

## Chapter 3: Spatial Vision and Strategic Objectives

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Strategic Objective 5, Delivering a mix of homes: (page 28)

Also Chapter 4: Policy SP2 Strategy for Sustainable Development to Meet Identified Need, (page 31)

I believe Objective 5 and policy SP2 have not been met with regard to the needs of older people for the: Urban and Village Sustainable Growth Area (and others), and the plan is therefore not sound and does not comply with NPPF and guidance.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

I request that:

- 1) Policies SP7 (and others where applicable), be expanded to include the identification of suitable sites where appropriate accommodation for the elderly is also to be provided, i.e. 'as a key consideration'; and
- 2) Amend Policy 19 to include the requirement: Accommodation for the elderly is to be provided as identified in policies listed under Strategic Allocations.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

## Policy SP2: Strategy for Sustainable Development to meet identified needs

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Object to 2.2 - the basis for the calculation of the number of new homes proposed is not sound or credible.

It uses out of date statistics to calculate the number of homes needed and this results in an overestimate. The number of homes proposed is based on the 2014 household projections, which have been shown to be an overestimate by the 2021 Census.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

Notwithstanding the transitional arrangements being applied that this Local Plan should be examined under the September 2023 NPPF, I am of the opinion that there remains a clear case

for a much lower housing requirement figure based on local circumstances and Green Belt constraint.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

### Policy SP3: Spatial Strategy for Sustainable Development

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Object to 3.2- the policy has not been positively prepared to deliver sustainable development in the East Boldon Neighbourhood Plan area. There are currently 1,860 homes in the EBNP area and the addition of 474 new homes will bring an unsustainable level of growth which will have a detrimental impact on the local infrastructure of the area and on the distinctive character of the village.

Object to 3.4 - the policy is not justified, uses out of date evidence and exceptional circumstances case to amend the Green Belt boundary has not been made.

The issue was considered by the Independent Examiner for the East Boldon Neighbourhood Plan, who considered that it was appropriate to retain the Green Belt around the village in order to meet housing need in the plan area.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

Remove from the Plan entirely or significantly reduce the number of houses proposed for GA2 Land at North Farm under policy SP7.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

### Policy SP7: Urban and Village Sustainable Growth Areas

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Object to GA2 - Land at North Farm. This proposal is not justified and is not effective in delivering sustainable development.

It is in conflict with the adopted East Boldon Neighbourhood Plan as it is outside the settlement boundary approved in the plan. The Green Belt Review Site Assessment for this site is not correct as it says development will only have a moderate impact. 263 new homes on the site will have a considerable impact as evidenced by the Traffic Assessment and Infrastructure development Plan.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

Site GA2 should be removed from the list of sites proposed under policy SP7.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

## Policy SP16: Housing Supply and Delivery

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Object to 16.2 - Provision of at least 263 homes in the EBNP area - the policy is not sound or justified.

This figure does not include 202 homes given conditional approval at Cleadon Lane or 9 homes with permission at Mayflower Glass. It is not based on housing need but on an arbitrary allocation of land. The total number of new homes planned will result in 26% increase in the size of the village and as result the distinctiveness of the village will be lost. The infrastructure of the village is inappropriate for this increase in size.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

Remove or significantly reduce the provision of 263 homes within the designated East Boldon Neighbourhood Forum area.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

## Policy 50: Social and Community Infrastructure

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Object to Policy 50.

Policy 50 does not contain sufficient detail about how appropriate social, environmental, and physical infrastructure will be provided to cater for the impact of new development on local communities.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

Policy 50 should be amended to provide more detail about how the delivery of appropriate social, environmental and physical infrastructure will be achieved to mitigate the impact of new development on local communities. This could include the acknowledgement of the policies within a Neighbourhood Plan within a neighbourhood Forum area.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

No

## Your personal details

What is your name?

Name:

Howard Lawrence

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

[REDACTED]



Response ID ANON-TJBH-TDS7-A

Submitted to South Tyneside Publication Draft Local Plan 2023-2040  
Submitted on 2024-02-29 11:04:05

Policy SP8: Fellgate Sustainable Growth Area

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:  
No

Support or Object - Sound:  
No

Support or Object - Complies with the Duty to Cooperate:  
No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I object to the plan which will cause traffic problems and most importantly is taking away the green belt for future generations

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

Your personal details

What is your name?

Name:  
Norman Elliott

What is your email address?

Email address:  
[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:  
[REDACTED]

## East Boldon neighbourhood area

Mon 2/26/2024 4:30 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

\*\*\* **WARNING** - This message has originated from outside the Council. Do not provide any login or password details if requested. Do not click on any links or attachments unless you are sure that the content is safe. If you are unsure about this email or its content forward it to:  
[email.quarantine@southtyneside.gov.uk](mailto:email.quarantine@southtyneside.gov.uk), **clearly stating your concerns in the email** \*\*\*

As a resident of East Boldon for more than 30 years I am appalled by the plans for excessive numbers of new housing within the village. There is insufficient infrastructure available in schools, medical facilities and roads amongst other elements to accommodate such a major increase in housing in a relatively small village. The plan of the Council is ill thought out and if implemented will damage East Boldon in many ways. I object to this plan and wish it to be sent back to be significantly revised. I attempted to use the Council website pages to offer my thoughts but they are badly set out and do not make it all easy for comment to be made, hence this email.

*David Dick*

Re: The Fellgate Sustainable Growth Area - Regulation 19 Public Consultation

Wed 2/21/2024 2:10 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

\*\*\* **WARNING** - This message has originated from outside the Council. Do not provide any login or password details if requested. Do not click on any links or attachments unless you are sure that the content is safe. If you are unsure about this email or its content forward it to: [email.quarantine@southtyneside.gov.uk](mailto:email.quarantine@southtyneside.gov.uk), **clearly stating your concerns in the email** \*\*\*

Dear Sirs,

I have attended 2 of your meetings with regard to the above proposal. I was so shocked by the first meeting, I attended another one to make sure I had my facts correct.

There are so many flaws in this project, that I find it quite difficult to comprehend your thought pattern with regard to this alleged build.

The fact that this entire sprawl is to be built on green belt land, and that you are expecting everyone in the vicinity to endure, potentially 15 years of digging, dirt, dust, diversions, noise, road closures etc etc, is beyond belief. The scary thing about this is that the powers to be must deem it acceptable, as it has been put to everyone for consultation. These 2 statements alone, is enough for me to discredit and ban the entire proposal.

The next big issue in this proposal is the lack of infrastructure around the entire area. The road system is already so clogged up, and struggling, and yet you are proposing another 1,200 homes, with what could be, the same number or more cars. Has anyone actually monitored the traffic system as it runs now? I doubt it, otherwise you would know that the roads and surroundings areas simply cannot cope with this amount of traffic. Maybe you think it is acceptable for us all to live on one giant car park, but I for one do not!!

Take a ride along Hedworth Lane, especially during rush hour and school run. It is like a bottle neck, especially at the lights outside Herons (great place to put a supermarket by the way. Not!). The main way out of the estate is through those lights outside Herons, if it is to go to Asda, or onto the A19. We struggle now; how can you possibly think this is acceptable?? Clearly no one has carried out a traffic feasibility study, otherwise you would know this already.

One other point I would like to raise is the discussion which took place around Fellgate Metro Station. "Making the station longer, and putting on extra carriages" were just 2 of the proposals!! If you did this to Fellgate station, then you would need to do it to all the other stations. The service can barely operate as it is now, do you honestly believe that this will be an option??

I realise that South Tyneside Council have targets to meet, but is this really the way you are choosing to meet them, by making everyone else's life a misery for all the above reasons. I would beg you to reconsider this proposal and realise what affect this will cause to thousands of existing homeowners in this area.

I am more than happy to discuss any of the above if required, Thank You

A. SAMPSON

Reg 19

[REDACTED]  
Fri 3/1/2024 3:06 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

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[email.quarantine@southtyneside.gov.uk](mailto:email.quarantine@southtyneside.gov.uk), **clearly stating your concerns in the email** \*\*\*

I formally oppose the planning application for the greenbelt site next to fellgate for the following reasons:  
No evidence of what has changed since it was listed as red and protected in 2016.

Sustainability

Traffic congestion

Failure to protect farmland birds

Adverse harm being caused to unfettered land

No evidence of any physical compensation for lost land.

Yours sincerely,

Julia Hagan  
[REDACTED]

Sent from [Outlook for iOS](#)

Reg 19

Julia Hagan [REDACTED]

Fri 3/1/2024 11:30 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

\*\*\* **WARNING** - This message has originated from outside the Council. Do not provide any login or password details if requested. Do not click on any links or attachments unless you are sure that the content is safe. If you are unsure about this email or its content forward it to: [email.quarantine@southtyneside.gov.uk](mailto:email.quarantine@southtyneside.gov.uk), **clearly stating your concerns in the email** \*\*\*

I oppose the plan to build on the Green belt next to fellgate due to the lack of consideration of the link between urbanisation and asthma as a result of the loss of greenbelt and increase in traffic

<https://www.medicalnewstoday.com/articles/nih-study-links-specific-outdoor-air-pollutants-to-asthma-attacks-in-urban-children#:~:text=Moreover%2C%20studies%20suggest%20that%20children,in%20low%2Dincome%20urban%20areas.>  
Sent from [Outlook for iOS](#)

Reg 19

Fri 3/1/2024 11:20 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>

\*\*\* **WARNING** - This message has originated from outside the Council. Do not provide any login or password details if requested. Do not click on any links or attachments unless you are sure that the content is safe. If you are unsure about this email or its content forward it to: [email.quarantine@southtyneside.gov.uk](mailto:email.quarantine@southtyneside.gov.uk), **clearly stating your concerns in the email** \*\*\*

I oppose the plan to build on the greenbelt next to Fellgate as not only does it disrupt the wildlife corridor, but the current plan fragments habitats such as the pond area. This goes 'against the Lawton principle' of bigger, better and 'more joined up'.

Regards

Julia Hagan

Sent from [Outlook for iOS](#)

## Response ID ANON-TJBH-TDSW-A

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-29 16:17:15

### Chapter 1: Introduction

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

We object to the proposed plan as the number of properties planned in addition to those already approved and surrounding developments will increase the village size by 26%. The local GP practice is already full and the Council expect a requirement of an additional 100 school places.

Other local Councils are also planning large increases in housing and as the Region as a whole has a declining population what is the need for this excessive development.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

We believe that the development at North Farm on GREEN BELT land is unnecessary and should be removed from the plan.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Chapter 2: Context

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The calculations are based on the 2014 census projections which has been shown shown to be an over estimate by the 2021 Census.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Chapter 3: Spatial Vision and Strategic Objectives

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes



Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

We object to the nature and type of development as the local need is for small starter homes or for elderly downsizing. We attended the public meeting in East Boldon and despite the awful sound quality and background noise caused by the hot air heating and the Caretaker dragging chairs about and randomly switching lights on and off the Panel were unable to state what actually constituted AFFORDABLE housing. How can we judge the proposals and how can the Council even consider this if you are unable to ascribe an actual figure.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SPI: Presumption in favour of Sustainable Development

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The projections for required property numbers has been shown to be an over estimate by later Census.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SP2: Strategy for Sustainable Development to meet identified needs

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SP3: Spatial Strategy for Sustainable Development

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The proposed development of 263 houses at North Farm along with the 202 approved at Cleadon Lane and 9 on the Mayflower Glass site will result in a 26% increase in the number of houses in East Boldon which will have a significant detrimental impact on the distinctive character of the village, local services and infra structure.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

The proposed modification is the reduction of the number of houses at the North Farm site or the developments cancellation entirely.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SP4: Housing Allocations in the Main Urban Area

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SP7: Urban and Village Sustainable Growth Areas

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

We object to this proposal as it is not justified and not effective in delivering sustainable development. The proposal is in conflict with the adopted East Boldon neighbourhood plan as it is outside the settlement boundary approved in the plan. The site is within the GREEN BELT and its removal can only be agreed if the Council can prove exceptional circumstances. Also the number of houses proposed is unsustainable given the infra structure constraints.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 1: Promoting Healthy Communities

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The Medical centre is full and you wish to increase the housing stock by 26% . The Panel at the Public meeting discussed earlier said they were in discussion with the Doctors . I feel you need to provide a developed plan not that you have had an outline discussion. No details of the agenda or participants were provided.

The increase in air pollution due to building , maintenance and transport attached to the new properties will exacerbate the already worrying levels that the Council already raised itself with its climate emergency status.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 2: Air Quality

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

It may be legally compliant but it is not sound.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 3: Pollution

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

It may be legally compliant but that does not mean it fits with the Council's stated objectives and current climate emergency status.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SPI 6: Housing Supply and Delivery

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The Local Plan does not acknowledge and additional 202 houses proposed for Cleadon Lane or the smaller development of 9 houses on the Mayfair Glass Site. The additional 263 proposed new buildings will increase the size of east Boldon by 26 % altering the Character and nature of the Village. This level of growth is unsustainable.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy I8: Affordable Housing

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The Panel at the Public meeting were unable to state what an affordable price actually was despite a protracted answer. Surely this is fundamental to the whole project.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy 40: Agricultural Land

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Can we afford to build on needed productive quality farming land?

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy 41: Green Belt

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

We object to the unnecessary proposed development on GREEN BELT land at North Farm as this can never be recovered and will alter the character of the village.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy 47: Design Principles

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

We object as the proposal does not make use of

1. The use of Neighbourhood plan design guides

2. New development proposals for tree lined streets

3. The use of nationally described space standards in new developments

1. It does not Create places that are safe, inclusive and accessible and promote Health and well being.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy SP25: Infrastructure

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The Policy does not contain sufficient detail about how appropriate Social, Environmental and physical infrastructure will be provided to cater for the impact of new developments on existing local communities.

The Schools, medical facilities and road networks are currently already under pressure and the plan has no solution.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 50: Social and Community Infrastructure

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The Policy does not contain sufficient detail about how appropriate Social, Environmental and physical infrastructure will be provided to cater for the impact of new developments on existing local communities.

The Schools, medical facilities and road networks are currently already under pressure and the plan has no solution.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Your personal details

What is your name?

Name:

Alan Howard Becke and Susan Shilling

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

[REDACTED]



Response ID ANON-TJBH-TDSX-B

Submitted to South Tyneside Publication Draft Local Plan 2023-2040  
Submitted on 2024-02-29 20:51:37

Your personal details

What is your name?

Name:

Janet Cook

What is your email address?

Email address:

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

Regarding the local plan for East Boldon we would appreciate it if you could take the advice and expertise of the East Boldon Forum members who have put forward worthwhile ideas on behalf of the whole community in order to prevent overcrowding in the area as the schools are already at capacity, the roads and car parking is at capacity, the metro system is not fit for purpose and cannot be relied upon as a mode of transport which increases the volume of cars in the area. We need to maintain some greenbelt areas and more housing would overcrowd the local area. Please listen to views of residents and experts on the East Boldon Forum who live in the area and are giving you first hand, accurate information. Janet Cook and Jimmy Goudie, [REDACTED]

Submitted to South Tyneside Publication Draft Local Plan 2023-2040  
Submitted on 2024-03-01 11:04:39

## Chapter 1: Introduction

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:  
No

Support or Object - Sound:  
No

Support or Object - Complies with the Duty to Cooperate:  
No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The local plan has been not been positively prepared and is not sound. It has been prepared with blinkers when it comes to residential development. The council is not justified in planning to build on greenbelt land and will not take into account or look to use brownfield sites, correctly, which are more appropriate. The council suggests one large brownfield site in particular cannot be used for housing due to its location, though housing is across the street from the site. The site has also been derelict since 2015 and according to media reports online has had no interest since that time. With simple adjustments to that site, relocation of a small number businesses to other parts of the area the site could be opened up to meet the full requirements the council believes it needs to build on the greenbelt.

With the government announced on 13th February 2024 that "The focus on brownfield land and urban development is part of the government's plan to take a common sense to delivering the housing that is needed, protect the countryside and Green Belt." The use of greenbelt goes against current policies especially where there is as mentioned above brownfield sites across the borough that could be used.

Another reason the local plan is not sound is the councils consultation was poorly managed, many residents were not aware that there was even a consultation, advertising was poor and a leaflet drop did not make it to all residents at least in the Fellgate ward. In fact, there were only 128 responses to the Policy SP8: Fellgate Sustainable Growth Area consultation, more than any other area, however on 23rd February a local resident put a petition online against the building on the green belt and within 24 hours they had triple the number of responses the council did for its full consultation. The total number of responses at 26th February at 9.30am is near 800. This shows that though the petition site cannot be used for council purposes, there is something seriously wrong with the consultation process when that number of responses can be achieved in such a short time compared to the 128 the council managed to obtain at great expense and a much longer timeframe. The councils website was frequently down on the days up to the consultation closing.

The council also did not take into account residents views, they failed to track residents location on the consultation due to "COST" I am told by the team managing the consultation. In fact within Policy SP8: Fellgate Sustainable Growth Area, which had 128 responses the council was not even able to share a breakdown to filter on the different responses. I manually needed to look through the data myself, 18 were in favour, 90 were against and 20 were not sure. Out of the 18 in favour, with a brief look through the data due to it only being available in table format in Word. 9 of those were from people outside of the Fellgate area, 7 of those were against building on greenbelt in their own local area. Of the other 9 that agreed, 6 were companies who had a possible financial interest in the plans going forward one of those also being the landowner. The landowner being one who rents out the land to a farmer who has worked the land for generations.

Out of the 20 not sure, many of these were from people who had clicked "not sure" in error, as it was clear from the description that they were against the plans. This shows no time was taken to evaluate the data behind the details.

The council also reported responses in abridged format, not including many details residents complained about, and in many cases the council simply gave a standard response. Councillors were therefore not able to see the actual responses residents gave. If they had they may have been able to raise questions in the council meeting and have a different outcome at the vote.

The council did not consider the current use of the green belt land at Policy SP8: Fellgate Sustainable Growth Area,, it has supported jobs for a farmers family for generations. Without the land their farm would become unviable. The farmer is not the owner of the land but the consultation did hear from the owners, who of course want houses to be built on the more of the land and with planning would give the owners land which is significantly increased in value.

No consideration has been given to the wildlife on the land at Policy SP8: Fellgate Sustainable Growth Area,, numerous bird species including birds of prey and bats call the land home, building houses will lose their habitat completely from the area. The area is prone to flooding and the councils own feedback is not to build one land due to flooding. The area also has some electricity pylons going right across the site.

The council has not taken into account traffic, two exits of the new Policy SP8: Fellgate Sustainable Growth Area, development would be onto the existing Fellgate roads these and the roads they feed onto cannot support another 2000+ cars. Currently at some parts of the day, traffic can be all of the way up Fellgate Avenue and when there are issues on the A194 or the A19 traffic on these roads are at a standstill.

The council has not taken into account the environmental changes adding houses to Policy SP8: Fellgate Sustainable Growth Area, will take as well as traffic, noise and air pollution will increase massively. The A194 plus the A184 are gets busier every day, resident suffer from the noise and pollution already, adding 2000+ cars will make this significantly worse. The recent completion of the Testos roundabout flyover has increased noise levels in the area as well to the point that it can wake up residents during the night.

The council have tried on numerous occasions in the past to building on the Policy SP8: Fellgate Sustainable Growth Area green belt, on each occasion residents managed to fight these plans even without local representatives as one of the times their councillors was the Leader of the Council. This is an easy area to go after all it is a large expanse of land but this time the council has made it more difficult than ever to respond to the consultations and residents can only hope that sense prevails and the land is left as greenbelt for ever.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

The consultation process should be extended, and building on the greenbelt at Fellgate removed

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy SP8: Fellgate Sustainable Growth Area

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

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With the government announced on 13th February 2024 that "The focus on brownfield land and urban development is part of the government's plan to take a common sense to delivering the housing that is needed, protect the countryside and Green Belt." The use of greenbelt goes against current policies especially where there is as mentioned above brownfield sites across the borough that could be used.

Another reason the local plan is not sound is the councils consultation was poorly managed, many residents were not aware that there was even a consultation, advertising was poor and a leaflet drop did not make it to all residents at least in the Fellgate ward. In fact, there were only 128 responses to the Policy SP8: Fellgate Sustainable Growth Area consultation, more than any other area, however on 23rd February a local resident put a petition online against the building on the green belt and within 24 hours they had triple the number of responses the council did for its full consultation. The total number of responses at 26th February at 9.30am is near 800. This shows that though the petition site cannot be used for council purposes, there is something seriously wrong with the consultation process when that number of responses can be achieved in such a short time compared to the 128 the council managed to obtain at great expense and a much longer timeframe. The councils website was frequently down on the days up to the consultation closing.

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Out of the 20 not sure, many of these were from people who had clicked "not sure" in error, as it was clear from the description that they were against the plans. This shows no time was taken to evaluate the data behind the details.

The council also reported responses in abridged format, not including many details residents complained about, and in many cases the council simply gave a standard response. Councillors were therefore not able to see the actual responses residents gave. If they had they may have been able to raise questions in the council meeting and have a different outcome at the vote.

The council did not consider the current use of the green belt land at Policy SP8: Fellgate Sustainable Growth Area,, it has supported jobs for a farmers family for generations. Without the land their farm would become unviable. The farmer is not the owner of the land but the consultation did hear from the owners, who of course want houses to be built on the more of the land and with planning would give the owners land which is significantly increased in value.

No consideration has been given to the wildlife on the land at Policy SP8: Fellgate Sustainable Growth Area,, numerous bird species including birds of prey and bats call the land home, building houses will lose their habitat completely from the area. The area is prone to flooding and the councils own feedback is not to build one land due to flooding. The area also has some electricity pylons going right across the site.

The council has not taken into account traffic, two exits of the new Policy SP8: Fellgate Sustainable Growth Area, development would be onto the existing Fellgate roads these and the roads they feed onto cannot support another 2000+ cars. Currently at some parts of the day, traffic can be all of the way up Fellgate Avenue and when there are issues on the A194 or the A19 traffic on these roads are at a standstill.

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The council have tried on numerous occasions in the past to building on the Policy SP8: Fellgate Sustainable Growth Area green belt, on each occasion

residents managed to fight these plans even without local representatives as one of the times their councillors was the Leader of the Council. This is an easy area to go after all it is a large expanse of land but this time the council has made it more difficult than ever to respond to the consultations and residents can only hope that sense prevails and the land is left as greenbelt for ever.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

building on the greenbelt at Fellgate should be removed from the plan completely in line with the recent governments announcement.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Your personal details

What is your name?

Name:  
S Mason

What is your email address?

Email address:

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-03-01 11:33:59

## Have your say

### 1 Do you have any comments to make in relation to the Scoping Report?

Comments:

Proposed Fellgate Sustainable Growth Area has been created with blinkers when it comes to residential development on greenbelt land at Fellgate. The council is not justified in planning to build on greenbelt land and will not take into account or look to use brownfield sites which are more appropriate. The council suggests one large brownfield site in particular cannot be used for housing due to its location, though housing is across the street from the site. The site has also been derelict since 2015 and according to media reports online has had no interest since that time. With simple adjustments to that site, relocation of a small number businesses to other parts of the area the site could be opened up to meet the full requirements the council believes it needs to build on the greenbelt.

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The councils consultation was poorly managed, many residents were not aware that there was even a consultation, advertising was poor and a leaflet drop did not make it to all residents at least in the Fellgate ward. In fact, there were only 128 responses to the Fellgate Sustainable Growth Area consultation, more than any other area, however on 23rd February a local resident put a petition online against the building on the green belt and within 24 hours they had triple the number of responses the council did for its full consultation. The total number of responses at 26th February at 9.30am is near 800. This shows that though the petition site cannot be used for council purposes, there is something seriously wrong with the consultation process when that number of responses can be achieved in such a short time compared to the 128 the council managed to obtain at great expense and a much longer timeframe. The councils website was frequently down on the days up to the consultation closing.

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The area is prone to flooding and the councils own feedback is not to build one land due to flooding.

The area also has some electricity pylons going right across the site.

The council has not taken into account traffic, two exits of the new Fellgate Sustainable Growth Area, development would be onto the existing Fellgate roads these and the roads they feed onto cannot support another 2000+ cars. Currently at some parts of the day, traffic can be all of the way up Fellgate Avenue and when there are issues on the A194 or the A19 traffic on these roads are at a standstill.

The council has not taken into account the environmental changes adding houses to Fellgate Sustainable Growth Area, will take as well as traffic, noise and air pollution will increase massively. The A194 plus the A184 are gets busier every day, resident suffer from the noise and pollution already, adding 2000+ cars will make this significantly worse. The recent completion of the Testos roundabout flyover has increased noise levels in the area as well to the point that it can wake up residents during the night.

The council have tried on numerous occasions in the past to building on the Fellgate Sustainable Growth Area green belt, in 2016 the council even said that building on the Fellgate greenbelt should not happen. On previous occasions residents managed to fight these plans even without local representations as one of the times their councillors was the Leader of the Council.

This is an easy area to go after all it is a large expanse of land but this time the council has made it more difficult than ever to respond to the consultations. Many residents only became aware of the consultation in the closing week, a meeting organised by residents on 29th February was packed out as so few knew about the consultation. Residents can only hope that sense prevails and the land is left as greenbelt forever.

### 2 What is your name?

Name:

S Mason

### 3 What is your email address?

Email:



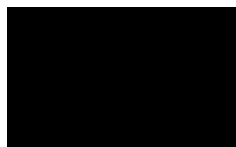
4 What is your organisation?

Resident of member of the general public

Organisation:

5 What is your postal address?

Address:



## Response ID ANON-TJBH-TD5E-T

Submitted to South Tyneside Publication Draft Local Plan 2023-2040  
Submitted on 2024-03-01 11:16:30

## Chapter 1: Introduction

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:  
No

Support or Object - Sound:  
No

Support or Object - Complies with the Duty to Cooperate:  
No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

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With the government announced on 13th February 2024 that "The focus on brownfield land and urban development is part of the government's plan to take a common sense to delivering the housing that is needed, protect the countryside and Green Belt." The use of greenbelt goes against current policies especially where there is as mentioned above brownfield sites across the borough that could be used.

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Consultation should be redone to and properly advertised, many responses are last minute as a recent resident meeting was set up as so few people were aware of the consultation.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy SP8: Fellgate Sustainable Growth Area

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

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Building on Greenbelt at Fellgate should be removed from the plan completely especially inline with the government announcement on 13th Feb 2024

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Your personal details

What is your name?

Name:  
A Mason

What is your email address?

Email address:

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-03-01 11:34:44

## Have your say

### 1 Do you have any comments to make in relation to the Scoping Report?

Comments:

Proposed Fellgate Sustainable Growth Area has been created with blinkers when it comes to residential development on greenbelt land at Fellgate. The council is not justified in planning to build on greenbelt land and will not take into account or look to use brownfield sites which are more appropriate. The council suggests one large brownfield site in particular cannot be used for housing due to its location, though housing is across the street from the site. The site has also been derelict since 2015 and according to media reports online has had no interest since that time. With simple adjustments to that site, relocation of a small number businesses to other parts of the area the site could be opened up to meet the full requirements the council believes it needs to build on the greenbelt.

With the government announced on 13th February 2024 that "The focus on brownfield land and urban development is part of the government's plan to take a common sense to delivering the housing that is needed, protect the countryside and Green Belt." The use of greenbelt goes against current policies especially where there is as mentioned above brownfield sites across the borough that could be used.

The councils consultation was poorly managed, many residents were not aware that there was even a consultation, advertising was poor and a leaflet drop did not make it to all residents at least in the Fellgate ward. In fact, there were only 128 responses to the Fellgate Sustainable Growth Area consultation, more than any other area, however on 23rd February a local resident put a petition online against the building on the green belt and within 24 hours they had triple the number of responses the council did for its full consultation. The total number of responses at 26th February at 9.30am is near 800. This shows that though the petition site cannot be used for council purposes, there is something seriously wrong with the consultation process when that number of responses can be achieved in such a short time compared to the 128 the council managed to obtain at great expense and a much longer timeframe. The councils website was frequently down on the days up to the consultation closing.

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The area is prone to flooding and the councils own feedback is not to build one land due to flooding.

The area also has some electricity pylons going right across the site.

The council has not taken into account traffic, two exits of the new Fellgate Sustainable Growth Area, development would be onto the existing Fellgate roads these and the roads they feed onto cannot support another 2000+ cars. Currently at some parts of the day, traffic can be all of the way up Fellgate Avenue and when there are issues on the A194 or the A19 traffic on these roads are at a standstill.

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The council have tried on numerous occasions in the past to building on the Fellgate Sustainable Growth Area green belt, in 2016 the council even said that building on the Fellgate greenbelt should not happen. On previous occasions residents managed to fight these plans even without local representations as one of the times their councillors was the Leader of the Council.

This is an easy area to go after all it is a large expanse of land but this time the council has made it more difficult than ever to respond to the consultations. Many residents only became aware of the consultation in the closing week, a meeting organised by residents on 29th February was packed out as so few knew about the consultation. Residents can only hope that sense prevails and the land is left as greenbelt forever.

### 2 What is your name?

Name:

A Mason

### 3 What is your email address?

Email:



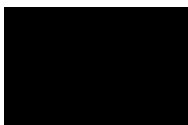
4 What is your organisation?

Resident of member of the general public

Organisation:

5 What is your postal address?

Address:



Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-01 11:19:26

## Chapter 1: Introduction

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

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the consultation was a total mess and needs to be redone. Greenbelt at Fellgate should be completely removed from the plan in line with government announcement on 13 Feb 2024

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## Policy SP8: Fellgate Sustainable Growth Area

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If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Your personal details

What is your name?

Name:  
B Mason

What is your email address?

Email address:

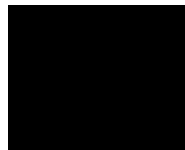
Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:



Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-03-01 11:35:28

## Have your say

### 1 Do you have any comments to make in relation to the Scoping Report?

Comments:

Proposed Fellgate Sustainable Growth Area has been created with blinkers when it comes to residential development on greenbelt land at Fellgate. The council is not justified in planning to build on greenbelt land and will not take into account or look to use brownfield sites which are more appropriate. The council suggests one large brownfield site in particular cannot be used for housing due to its location, though housing is across the street from the site. The site has also been derelict since 2015 and according to media reports online has had no interest since that time. With simple adjustments to that site, relocation of a small number businesses to other parts of the area the site could be opened up to meet the full requirements the council believes it needs to build on the greenbelt.

With the government announced on 13th February 2024 that "The focus on brownfield land and urban development is part of the government's plan to take a common sense to delivering the housing that is needed, protect the countryside and Green Belt." The use of greenbelt goes against current policies especially where there is as mentioned above brownfield sites across the borough that could be used.

The councils consultation was poorly managed, many residents were not aware that there was even a consultation, advertising was poor and a leaflet drop did not make it to all residents at least in the Fellgate ward. In fact, there were only 128 responses to the Fellgate Sustainable Growth Area consultation, more than any other area, however on 23rd February a local resident put a petition online against the building on the green belt and within 24 hours they had triple the number of responses the council did for its full consultation. The total number of responses at 26th February at 9.30am is near 800. This shows that though the petition site cannot be used for council purposes, there is something seriously wrong with the consultation process when that number of responses can be achieved in such a short time compared to the 128 the council managed to obtain at great expense and a much longer timeframe. The councils website was frequently down on the days up to the consultation closing.

The council also did not take into account residents views, they failed to track residents location on the consultation due to "COST" I am told by the team managing the consultation. In fact within Fellgate Sustainable Growth Area, which had 128 responses the council was not even able to share a breakdown to filter on the different responses. I manually needed to look through the data myself, 18 were in favour, 90 were against and 20 were not sure. Out of the 18 in favour, with a brief look through the data due to it only being available in table format in Word. 9 of those were from people outside of the Fellgate area, 7 of those were against building on greenbelt in their own local area. Of the other 9 that agreed, 6 were companies who had a possible financial interest in the plans going forward one of those also being the landowner. The landowner being one who rents out the land to a farmer who has worked the land for generations.

Out of the 20 not sure, many of these were from people who had clicked "not sure" in error, as it was clear from the description that they were against the plans. This shows no time was taken to evaluate the data behind the details.

The council also reported responses in abridged format, not including many details residents complained about, and in many cases the council simply gave a standard response. Councillors were therefore not able to see the actual responses residents gave. If they had they may have been able to raise questions in the council meeting and have a different outcome at the vote.

The council did not consider the current use of the green belt land at Fellgate Sustainable Growth Area,, it has supported jobs for a farmers family for generations. Without the land their farm would become unviable. The farmer is not the owner of the land but the consultation did hear from the owners, who of course want houses to be built on the more of the land and with planning would give the owners land which is significantly increased in value. No consideration has been given to the wildlife on the land at Fellgate Sustainable Growth Area,, numerous bird species including birds of prey, newts and bats call the land home, building houses will lose their habitat completely from the area.

The area is prone to flooding and the councils own feedback is not to build one land due to flooding.

The area also has some electricity pylons going right across the site.

The council has not taken into account traffic, two exits of the new Fellgate Sustainable Growth Area, development would be onto the existing Fellgate roads these and the roads they feed onto cannot support another 2000+ cars. Currently at some parts of the day, traffic can be all of the way up Fellgate Avenue and when there are issues on the A194 or the A19 traffic on these roads are at a standstill.

The council has not taken into account the environmental changes adding houses to Fellgate Sustainable Growth Area, will take as well as traffic, noise and air pollution will increase massively. The A194 plus the A184 are gets busier every day, resident suffer from the noise and pollution already, adding 2000+ cars will make this significantly worse. The recent completion of the Testos roundabout flyover has increased noise levels in the area as well to the point that it can wake up residents during the night.

The council have tried on numerous occasions in the past to building on the Fellgate Sustainable Growth Area green belt, in 2016 the council even said that building on the Fellgate greenbelt should not happen. On previous occasions residents managed to fight these plans even without local representations as one of the times their councillors was the Leader of the Council.

This is an easy area to go after all it is a large expanse of land but this time the council has made it more difficult than ever to respond to the consultations. Many residents only became aware of the consultation in the closing week, a meeting organised by residents on 29th February was packed out as so few knew about the consultation. Residents can only hope that sense prevails and the land is left as greenbelt forever.

### 2 What is your name?

Name:

B Mason

### 3 What is your email address?

Email:

[REDACTED]

4 What is your organisation?

Resident of member of the general public

Organisation:

5 What is your postal address?

Address:





Response ID ANON-TJBH-TDS8-B

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-01 11:22:43

Chapter 1: Introduction

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I believe there needs to be consideration that affordable housing measure is realistically affordable for young families and options for more brown field building rather than green belt.

Building on green belt must only be if all other options have been exhausted.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

Chapter 2: Context

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

Policy SP2: Strategy for Sustainable Development to meet identified needs

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I would like to see proof that population and development growth estimates meets the National standards of sustainability and realistic. If the needs are realistic then I would support the plan but at present I can't be sure.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Policy SP3: Spatial Strategy for Sustainable Development

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

These policies are not justified by the evidence and the case for exceptional circumstances to amend the Green Belt boundary has not been made. The Local Plan must be revised to remove the proposed amendment to the Green Belt boundary to allocate additional land for housing and to withdraw all of the sites proposed for removal from the Green Belt: GA1-6 and SP8.

The Green Belt land allocation in the Local Plan is for 2,308 new homes but there is no justification for building on this precious resource. The Green Belt does not need to be built on and therefore the least harm to this resource is no further development at all on the Green Belt and exceptional circumstances have not been established. The Local Plan must be revised in order to meet the requirement to be sound on the basis of being justified, as an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence; and on the basis of being consistent with national policy.

In the Local Plan, Policy SP3: Spatial Strategy for Sustainable Development proposes amending the Green Belt boundary to allocate additional land for housing and Policy SP7 Urban and Village Sustainable Growth Areas proposes the removal of sites from the Green Belt and allocation for housing development.

The Local Plan states in Policy SP3: Spatial Strategy for sustainable development:

"To meet the identified needs in Policy SP2 and to facilitate sustainable growth, the Plan will:

1. Support the sustainability of existing communities by focusing growth within the Main Urban Area including South Shields, Hebburn and Jarrow
2. Secure the sustainability and vitality of the villages of Cleadon, Whitburn and the Boldons by supporting growth which respects the distinctive character of each village
3. Encourage the re-use of suitable and viable brownfield land and, where appropriate, encourage higher development densities.
4. Ensure the delivery of housing in sustainable locations through the allocation of sites in the Main Urban Area and by amending the Green Belt boundary to allocate Urban and Village sustainable growth areas
5. Create a new sustainable, community within the Fellgate Sustainable Growth Area (Policy SP8) by providing homes and community facilities.
6. Prioritise the regeneration of South Shields Riverside, South Shields Town Centre, Fowler Street Improvement Area, and the Foreshore Improvement Area
7. Prioritise economic development in designated Employment Areas, including the Port of Tyne, that are accessible by a range of transport modes and allocate additional land at Wardley Colliery
8. Enhance and strengthen green infrastructure, ecological networks and Green Belt throughout South Tyneside and between neighbouring authorities.

The National Planning Policy Framework (NPPF) states:

"140. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period"

As demonstrated in Objection 1 above, there is no evidence that the housing requirement for the Plan period is at a level requiring development on the Green Belt. The strategic need has not been proven, for example there has been no cooperation with neighbouring local authorities which have Local Plans that intend to cumulatively build in excess of 19,000 houses above their respective ONS2018 housing projections.

Sunderland Local Plan – 10,755 excess houses by 2033

Gateshead Local Plan – 6,337 excess houses by 2030

North Tyneside Local Plan - 2,238 excess houses by 2032

A planning appeal decision has confirmed the protected status of the Green Belt. This decision reiterates and reinforces the protection from inappropriate development given to the Green Belt in national planning policy.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination).

You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy SP7: Urban and Village Sustainable Growth Areas

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

These policies are not justified by the evidence and the case for exceptional circumstances to amend the Green Belt boundary has not been made. The Local Plan must be revised to remove the proposed amendment to the Green Belt boundary to allocate additional land for housing and to withdraw all of the sites proposed for removal from the Green Belt: GA1-6 and SP8.

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6. Prioritise the regeneration of South Shields Riverside, South Shields Town Centre, Fowler Street Improvement Area, and the Foreshore Improvement Area
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If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy SP14: Wardley Colliery

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Are the estimated employment growth rates too optimistic and backed up by historic statistics.

If not then wouldn't the land be better used for housing or environmental re-generation.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 2: Air Quality

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 3: Pollution

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

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If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 6: Renewables and Low Carbon Energy Generation

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

As much as possible and realistic, zero carbon construction, development and research must be first and foremost when projects undertaken.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 10: Disposal of Foul Water

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Consultation and understanding of realistic delivery with Water authorities must be understood before projects can go ahead. If unsustainable housing development for water and sewerage infrastructure is too great then development should be either scaled back or re-evaluated.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

## Policy 11: Protecting Water Quality

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy 14: Housing Density

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

No

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

The Local Plan is not justified by the evidence as set out in the Density Report 2024 of housing density achieved since the last housing density report in 2018. The Local Plan in paragraph 8.24 sets a lower average housing density than has been achieved which means it is not consistent with the NPPF.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy 16: Houses in Multiple Occupation

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Yes

Support or Object - Sound:

Yes

Support or Object - Complies with the Duty to Cooperate:

Yes

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

#### 6. Support for Policy 16: Houses in Multiple Occupation

We welcome Policy 16 Houses in Multiple Occupation (HMO) as this is justified by the evidence of clustering of HMOs in particular areas of the borough and the need for further measures in paragraph 2 of the policy for the Lawe Top Article 4 Direction area.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

#### Policy 18: Affordable Housing

Do you consider that the element of the Local Plan you are responding to meets the statutory tests of Legal Compliance, Soundness or Duty to Cooperate?

Support or Object - Legally Compliant:

Support or Object - Sound:

No

Support or Object - Complies with the Duty to Cooperate:

No

If you wish to support or object to the legal compliance or soundness of the Local Plan or with the Duty to Cooperate, please use this box to set out and explain your comments. Please be as precise as possible. As a guide, we would recommend no more than a 100 word summary of each point.:

I believe there needs to be consideration that affordable housing measure is realistically affordable for young families and options for more brown field building rather than green belt.

Building on green belt must only be if all other options have been exhausted.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test(s) you have identified where this relates to soundness. (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.:

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?:

### Your personal details

What is your name?

Name:

Paul Crompton

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:

[REDACTED]