

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

Response ID ANON-5JMM-6Z6F-5

Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-02-22 20:10:19

Have your say

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

Comments:

Policy SP8: Fellgate Sustainable Growth Area

Para 5 i - Can you clarify what is meant by "affordable Housing" and, will there be provision for "social housing"?

Para 5 iii c - by providing access to remaining Green Belt, will there be provision for social areas to include play areas, picnic area, nature trail, dog walking?

Para 5 vi a - will the new defensible Green Belt boundary be protected from future development to the one being proposed now?

Overall I am in favour of this proposed development as I see it as an opportunity to provide a modern and sustainable environment for future generations.

2 What is your name?

Name:  
Robert Rowell

3 What is your email address?

Email:  

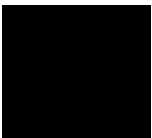

4 What is your organisation?

Resident of member of the general public

Organisation:

5 What is your postal address?

Address:



## Response ID ANON-TJBH-TDSF-S

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-29 22:09:26

### 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

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.:

Soundness:

The proposal for 263 Homes in a single location in East Boldon is not a sound judgement. It is inevitable that the local infrastructure won't cope with so many additional properties in that area, it would change the nature of East Boldon and would cause significant construction disruption for a long period of time,

Duty to co-operate:

I don't believe the plan complies with the 'duty to cooperate', by not taking on board the strong views held by East Boldon Forum (EBF), the Council have demonstrated that they have not cooperated and have not worked with this organisation to address issues in the preparation of the 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.:

Involving the community, especially EBF, who represent the community and views of East Boldon residents. Investigating the use other, brownfield sites instead of trashing the greenbelt.

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:

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 Regulation 19 Draft Local Plan 2024 only includes one development site in the Forum area. However, the plan makes no mention of the Cleadon Lane site which was granted provisional approval in 2023 for 202 homes or the Mayflower Glass site which has permission for 9 homes. Added to the 263 homes proposed on North Farm, the total increase in the Forum area is 474 homes, a 26% increase in the size of the village without any real consideration of the impact on infrastructure or services.

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

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 Tilesheeds level crossing is included the impact on this junction is even greater. Similar impact is forecast for the Sunderland Road/ Station Road junction.

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:

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?:

### 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



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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.:

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.:

3.2 The policy has not been positively prepared to deliver sustainable development in the EastBoldon 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.

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.:

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.:

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.:

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:

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.:

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.:

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

### Policy 26: Ensuring Vitality and Viability in Town, District and Local Centres

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?:

### 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:

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?:

### Your personal details

What is your name?

Name:

KEITH HUMPHREYS

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]

## Objections to South Tyneside Regulation 19 Draft Local Plan 2024.

Kevin Tindle [REDACTED]

Wed 2/28/2024 5:31 PM

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

📎 1 attachments (42 KB)

My Response to Draft Local Plan 2024.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;</div>

> Dear Sir, Madam,

>

> Please find my objections to South Tyneside Regulation 19 Draft Local Plan 2024 attached. Please log and record this accordingly.

>

> Yours sincerely,

>

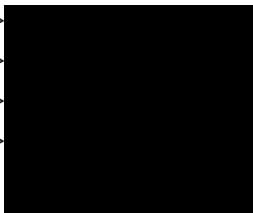
> Kevin Tindle,

>

>

>

>



# **Response to South Tyneside Regulation 19 Draft Local Plan 2024**

## **1. Objection made specifically regarding Policy SP2: Strategy for Sustainable Development**

**This policy is not justified by the evidence because it proposes an unsustainable level of growth of housing development; and is not consistent with the NPPF or with other statements of government policy.**

**This policy must be revised to decrease the number of homes being planned for, in order to meet the requirement to be sound on the basis of being positively prepared, so that it meets the area's objectively assessed needs and is consistent with achieving sustainable development.**

In SP2 paragraph 4.9 of the Local Plan it states:

*"4.9 To determine the minimum number of homes needed, a local housing need assessment has been conducted using the standard method detailed in the national planning guidance. The standard method uses a formula to identify the minimum number of homes expected to be planned for in a way which addresses projected household growth and any historic under-supply. Using this approach the local housing needs assessment has concluded that for the plan period (1st April 2023 to 31st March 2040) 309 dwellings are required every year. This produces an overall minimum housing requirement of 5,253 new homes over the Plan period. The household projections that inform the housing baseline are the 2014-based household projections. This figure could change upwards or downwards based on new data. South Tyneside's housing requirement will not be 'locked in' until the Plan is submitted to the independent Planning Inspectorate."*

The Local Plan is based on inaccurate population projections. Census data show a consistently falling population in South Tyneside, from 157,200 in 1991, to 152,785 in 2001, to 148,127 in 2011, to 147,800 in 2021. Yet the Local Plan assumes a population of 151,936 for 2021, an overestimate of 4,136, and that it would continue to increase over the next 20 years.

Using the Office for National Statistics (ONS) 2014 housing projections produces a housing requirement of 309 per year, a total of 5,253 houses by 2040. The Local Plan would require a total of 77,716 dwellings in South Tyneside by 2040 whereas the 2018 ONS projection is for 75,664. Therefore the Local Plan is for 2,052 more houses than are needed.

The ONS household projection is likely to be revised down given the population trends thus increasing the excess housing provision in the Local Plan.

The East Boldon Neighbourhood Forum received the following statement from the Department for Levelling Up, Housing & Communities, written by Alan C Scott, Planning policy adviser on behalf of the Secretary of State:

*“In 2018 the Framework introduced a standard method for calculating local housing need to make the process simple, quick and transparent. “The standard method does not impose a target; it is still up to the local authority to determine its housing requirement, and this includes taking local circumstances and restraints such as Green Belt into account”.*

The NPPF paragraph 5 and 6 states:

*“5. National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.*

*6. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.”*

Michael Jenrick, then Secretary of State for Housing, Communities and Local Government, made a Written Statement 16<sup>th</sup> December 2020:

*“There were many consultation responses which did not fully recognise that the standard method for assessing Local Housing Need does not present a ‘target’ in plan-making, but instead provides a starting point for determining the level of need for housing in an area. It is only after consideration of this, alongside what constraints areas face, such as the Green Belt, and the land that is actually available for development, that the decision on how many homes should be planned for is made.”*

Michael Gove, Secretary of State for Levelling Up, Housing and Communities and Minister for Intergovernmental Relations, made a Commons Statement on 19<sup>th</sup> December 2023:

*“Today’s update to the National Planning Policy Framework (NPPF)*

*It provides clearer protection for the Green Belt, clarity on how future housing supply should be assessed in plans and on the responsibility of urban authorities to play their full part in protecting the character of precious neighbourhoods.*

*The new NPPF will: facilitate flexibility for local authorities in relation to local housing need; clarify a local lock on any changes to Green Belt boundaries;*

*The new NPPF makes clear that the outcome of the standard method is an advisory starting point in plan making for establishing the housing requirements for an area.”*

The above is supported by guidance in The House of Commons Library published on 27 August 2021 “Calculating housing need in the planning system (England)” which states in 2.4:

*“A starting point, not a target? Land constraints and the standard method. The standard method is intended to be the starting point in determining how many homes an LPA can and should deliver, but is not a target. LPAs must also take account (for example) of land constraints, such as the Green Belt.”*

<https://commonslibrary.parliament.uk/research-briefings/cbp-9268/>

This means that South Tyneside Council is able to determine its housing requirement and can take into account the restraint of the Green Belt.

## **2. Objection to development on the Green Belt, made specifically regarding Policies SP3: Spatial Strategy for Sustainable Development and SP7: Urban and Village Sustainable Growth Areas**

**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 ONS 2018 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.

### **Broke Hill golf course**

In the Broke Hill case in Sevenoaks, Kent, the Inspector confirmed that, where planning policies protect areas of particular importance and provide a clear reason for refusing the development, the so-called “tilted balance” presumption in favour of granting planning permission does not apply.

For Broke Hill, the planning policies in this case related to protection of the Green Belt. This is especially important as Sevenoaks does not have the required five-year supply of housing land nor has it met the government’s housing delivery test for 2021. The inspector noted a number of benefits of the proposed development including provision of affordable housing. However, he concluded that notwithstanding the lack of five-year housing supply, the housing delivery test, and the benefits, this did not outweigh the harm that would be caused to the Green Belt, and were not sufficient to override national and local planning policies protecting the Green Belt. “The tilted balance is not invoked, however, because the Framework at Paragraph 11d(i) and footnote 7 protects both areas and assets of particular importance, which include the Green Belt, and provides a clear reason to dismiss the appeal.” Stephen Wilkinson, Inspector Planning Inspectorate decision Broke Hill golf course 31 January 2022

**This case along with ministerial statements demonstrates that the Local Plan fails to be consistent with national planning policy to protect the Green Belt, as specified in paragraph 11 of the National Planning Policy Framework.**

**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.**

Furthermore, the Local Plan is not justified because the NPPF states:

*“141. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:*

*a) makes as much use as possible of suitable brownfield sites and underutilised land;*

*b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum*

*density standards in town and city centres and other locations well served by public transport; and*

*c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.”*

Regarding paragraph “a”, it has not been proven that all brownfield sites have been considered.

There are underutilised sites such as areas in South Shields town centre where previously developed land is used for car parking rather than housing like the area at the Mill Dam in South Shields, the former Staithes House and surrounding land near the town centre has been cleared for development for decades. The large office building at Harton Quay was leased by BT Group until last year but BT Group then closed its office and redeployed its 500 staff to other parts of the North East.

These are areas close to South Shields transport interchange and so would satisfy paragraph “b” the need to promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport.

The failure to rent out office space also drawn into question the planned 200,000 sq ft of office space in the adjacent Holborn development especially as the Utilitywise office building just down river had to be converted to flats after lying empty for a long period.

Planners overlooked possible brownfield sites across South Tyneside. Questions raised over validity of the reasons for rejection have not been answered. Some examples are the health clinic site near the ambulance station on Boldon Lane, the Pickwick pub in Biddick Hall, the former Methodist church on Bede Burn Road, the former Park Hotel on Lawe Road have not been included in the Local Plan.

Immediately after the Regulation 18 consultation in 2022, planning permission was given for 446 houses on the former Hawthorn Leslie shipyard that had lain redundant for several years. This was not included in the Regulation 18 Draft Plan. A similar situation exists at the former Rohm and Hass brownfield site near Jarrow town centre that would comply with 141 a) and b). This land if designated for industry could be released for housing as the land designated for employment in the Regulation 19 Local Plan is not justified by the evidence.

A further statement which is insufficient is paragraph 4.31, Sustainable Urban and Village Extensions:

*“The Council has undertaken an extensive Green Belt review to identify land which would cause the least harm to the purposes of the Green Belt, that is considered suitable for development, and that could create a new defensible Green Belt boundary. Through this work, the Council has also established the exceptional circumstances to justify amending the Green Belt boundary at each location.*

*Following consultation on the Plan, the Council will undertake a Green Belt boundary review which will review the entire Green Belt boundary to ensure that it has a strong and defensible boundary as required by the NPPF.”*

It has been shown that 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.

Regarding paragraph “c”, there is no evidence that the aggregated housing assessments of the neighbouring authorities has been compared with the projected population levels of these authorities to show that there will be no overall supply. The simple statement in 4.28 in the Local Plan is insufficient:

*“28. Prior to identifying land in the Green Belt the Council has, as part of Duty to Cooperate, discussed whether neighbouring authorities could accommodate additional housing. As set out in the Duty to Cooperate Statement, neighbouring authorities have confirmed that they would be unable to provide land to meet South Tyneside’s needs.”*

The duty to cooperate has not been evidenced as required by guidance such as PAS – Doing your duty practice update [doing-your-duty-practice--1a3.pdf \(local.gov.uk\)](https://www.local.gov.uk/doing-your-duty-practice--1a3.pdf)

The recommendations in this have not been followed including number 10:

*“10. Plans should reflect joint working and cooperation to address larger than local issues. In many cases, joint studies with other local planning authorities formed part of the evidence used to demonstrate compliance with the duty. Past cooperation put many local planning authorities in a strong position, particularly where this has resulted in the preparation of sub-regional strategies, joint studies or common methodologies on SHMA, Strategic Flood Risk Assessment, economic assessments, Green Infrastructure studies, landscape and renewables assessments, and transport studies.”*

This failure is evident in the vast over provision of housing as previously shown and shared infrastructure for example the health and sewage systems between South Tyneside and Sunderland as well as employment at IAMP. This shows that the Plan is not sound.

### **3. Objection made regarding Sustainability Appraisal Report 2024 – Employment Land and policy SP14: Wardley Colliery**

**The Sustainability Appraisal Report 2024 notes that the Local Plan has increased the amount of land required for employment from the Draft Regulation 18 Local Plan. It notes that the level of employment growth underpinning this is high in the context of past trends.**

**This demonstrates that the Regulation 19 Draft Local Plan is not justified by the evidence base; the amount of land for employment allocated for employment is too high and more of this land needs to be utilised for housing development in existing urban areas. The removal from the Green Belt of the Wardley Colliery site in SP14 is not justified.**

The Sustainability Appraisal Report states:

*“Preferred Options*

*4.41 Within the Draft Local Plan 2019, the Council took forward the following preferred options for employment land: ■ General Employment Land – Option 2: Policy-on Scenario ■ Port and Marine Land – Option 3: Past Completions (net)*

*4.42 These options were selected because the Council considered them to have the most positive effects on SA objective 9 (encourage and support economic growth within South Tyneside) and SA objective 10 (increase opportunities for employment and education and improve living standards). The Council’s reasons for this were set out in the 2019 SA Report.*

*4.43 In the Draft Regulation 18 Local Plan (June 2022) the Council’s preferred scenario for employment land requirements over the Plan period was the Baseline Labour Demand Scenario. The reasons for this were set out in detail in the 2022 Employment Land Technical Paper, which explained that in choosing this scenario the Council was being cognisant of the constraints imposed by the Green Belt and the very high value placed on this resource by local communities.”*

*And*

*“4.45 In the Regulation 19 Draft Publication Plan, the Council’s preferred scenario for employment land requirements over the Plan period is the Policy-on Labour Demand Scenario. As explained in the 2023 Employment Land Technical Paper, the level of employment growth underpinning this scenario, which seeks to capture the impacts of IAMP on the general employment land market, is high in the context of past trends. The 2023 ELR advises that the IAMP proposals are expected to create significant employment opportunities in the wider supply chain. However, the ELR does caution that the ability to fully take advantage of these opportunities will depend on the ‘ability to offer good quality employment sites, with good access to the strategic road network and in close proximity to the IAMP’.”*

The SAR also notes the negative impact of this preferred option for employment land:

*“4.26 However, negative effects were recorded against a number of environmental objectives, reflecting the impact that a high economic growth could have upon the environment due to proximity existing designations, and increased impacts on natural resources, potential impacts on biodiversity and wildlife corridors. This level of growth is also likely to require land from the Green Belt to facilitate the growth aspirations; this objective therefore scored negatively against objective 4 (Green Belt) and objective 5 (green infrastructure) due to the potential impacts on the Green Infrastructure corridor.”*

The Sustainable Appraisal Non-Technical Summary states in the section assessing the Likely Effects of the Local Plan Options:

*“Preferred Options*

*34. In the Draft Regulation 18 Local Plan (June 2022) the Council’s preferred scenario for employment land requirements over the Plan period was the Baseline Labour Demand Scenario. In choosing this scenario the Council had been cognisant of the constraints imposed by the Green Belt and the very high value placed on this resource by local communities. In the Regulation 19 Draft Publication Plan, the Council’s preferred scenario for employment land requirements over the Plan period is the Policy-on Labour Demand Scenario. As explained in the 2023 Employment Land Technical Paper, the level of employment growth underpinning this scenario, which seeks to capture the impacts of IAMP on the general employment land market, is high in the context of past trends. The 2023 ELR advises that the IAMP proposals are expected to create significant employment opportunities in the wider supply chain. However, the ELR does caution that the ability to fully take advantage of these opportunities will depend on the ‘ability to offer good quality employment sites, with good access to the strategic road network and in close proximity to the IAMP’.”*

#### **4. Objection made regarding Density Report 2024 and paragraph 8.24 of the Local Plan**

**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.**

The Density Report 2024 states:

*“2.3 Paragraph 125 of the NPPF highlights the importance of avoiding homes being built at low densities, where there is an anticipated shortage of land for meeting identified housing needs. Planning policies should avoid homes being built at low densities and ensure optimal use of land by using minimum density standards. These standards aim to uplift the average density of residential development and the use of these standards should be used in other parts of the plan area. Minimum density standards should also be used in a way which ensures that applications which fail to make efficient use of land be refused.”*

It states in the Summary

*“4.1 Following the four assessments several conclusions can be drawn with regards to density patterns throughout South Tyneside. Since the previous Density study in 2018:*

- The average density of sites assessed was 66 dwellings per hectare based on net site area. This is an increase of 16 dwellings per hectare since the previous study.*

- *The assessments showed that density declined as site area increased and that sites less than 1 hectare had a density significantly higher than those over 1 hectare. Sites less than 1 hectare had an average density of 82 dwellings per hectare. Sites over 1 hectare had a density of 40 dwellings per hectare.*
- *In general sites with a higher yield had typically lower densities. Sites with less than 50 dwellings had an average density of 50 dwellings per hectare whereas sites with more than 250 dwellings had an average density of 28 dwellings per hectare.*
- *Sites in the urban area of South Shields had the highest densities with an average of 72 dwellings per hectare. This is likely due to the nature of the area and the large proportion of smaller sites.*
- *Compared to the standard density buffers in Policy SC3 of the adopted LDF and the Strategic Housing Land Availability Assessment higher densities were achieved across all three categories. “*

However, the Recommendations for Housing Density which have been utilised by the Regulation 19 Draft Local Plan are lower than the densities which have been achieved. The Density Report states:

*“6.1 Housing yield must ultimately be determined by design. However, for the purposes of estimating housing yield as part of the Strategic Housing Land Availability Assessment and Local Plan site selection process the following density calculations are recommended:*

- *Average 60 dwellings per hectare on sites within 400m in the Jarrow and Inner South Shields character areas (higher densities may also be appropriate on a site by site basis e.g. by the riverside on sites such as Holborn and Hawthorn Leslie);*
- *Average 55 dwellings per hectare on sites within 400m in the rest of the borough;*
- *Average 45 dwellings per hectare on sites between 400m – 800m in the rest of the borough; and*
- *Average 35 dwellings per hectare on sites beyond 800m in the rest of the borough.*

*6.2 These densities will be used to estimate site capacities in the Strategic Housing Land Availability Assessment where other information (e.g. planning applications, information from developers etc.) is not available. Should this information be available it will be used.”*

The Density Report 2024 also underestimates the housing densities which have been achieved because two very large urban brownfield sites have been excluded from the assessment:

*“3.2 Whilst permission was given to 26 sites during this period only 24 sites will be used in this study. The sites at Leslie Hawthorn and Holborn have been omitted from this study as due to the nature of those sites they present an anomaly in the densities. These sites have a much higher density as to be viable sites for the developers more dwellings on site were required. These sites have a much higher proportion of flats and apartments than others of this size and location. Therefore, to*

*be able to analyse patterns and trends in the data these 2 sites have been treated as anomalies.”*

If these two sites were included in the assessment, the average density achieved would be higher and the discrepancy between this and the recommendations for average density for the Local Plan would be even greater.

## **5. Objection made specifically regarding Policy 18: Affordable Housing, Policy 19: Housing Mix and Policy 20: Technical Design Standards for New Homes**

**The Local Plan is not justified and is not consistent with the NPPF in terms of meeting the housing needs identified in the Strategic Housing Market Assessment (SHMA) 2023.**

In the section on Housing Allocations the Local Plan states:

*“5.4 When allocating sites to meet the housing requirement, the Plan has looked to ensure the right homes are delivered in the right places, taking into account need, demand, deliverability, sustainability and improving choice.”*

The SHMA 2023 has identified an annual need for 361 affordable homes each year across the borough which justifies the need for a robust affordable housing policy which will provide mechanisms to help meet this affordable need. Yet the same document states in the Executive Summary:

*“It is recommended that the current target for 75% market and 25% affordable is maintained.”* And in Paragraph 7.10 states: *“The SHMA would suggest that an overall target of 25% affordable housing should continue to be applied. This will be subject to viability testing before a target can be established for affordable housing in the emerging Local Plan.”*

The proposed proportion of affordable homes in Cleadon and East Boldon is 30%, but as median house prices in this area are £225,000 the accepted definition of affordable being 80% of market value means they will still be unaffordable to the very people requiring this provision.

The NPPF states *“62. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”*

Particular needs identified in the SHMA 2023 are:

- *“Increasing and diversifying the supply of specialist housing for older people. There is a need for 3,060 more units of accommodation for older people by 2040*

*comprising 1,803 C3 units, 885 C2 Extra Care units and 372 C2 Residential care units*

- *Based on an assessment of additional needs and longer-term demographics, a minimum of 5% of new dwellings should be built to M4(3) wheelchair accessible standard; and all other new dwellings should be built to M4(2) accessible and adaptable standard.”*

However the Local Plan fails to implement these recommendations in full as Policy 20: Technical Design Standards for New Homes states:

*“1. To meet the needs of older people and people with disabilities, a minimum of 5% of new build housing in developments of 50 homes or more shall be built to Building Regulations Requirement M4(3) (wheelchair user dwellings).*

*2. All residential dwellings shall be designed to be built to meet Building Regulations Requirement M4(2): (Accessible and adaptable dwellings) except where it can be demonstrated that this is impractical or unviable due to site specific constraints.”*

**Policy 20 introduces a condition that this target for wheelchair user dwellings (ie *Building Regulations Requirement M4(3)*) will only apply in housing developments of 50 homes or more. This means that the Local Plan is not justified by the evidence of the need for these type of homes.**

## **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.**

## **7. Objection made specifically regarding Policy 1 Promoting Healthy Communities and Policy 2 Air Quality; and SP5: Former Brinkburn Comprehensive School and SP6: Former Chuter Ede Education Centre**

**The Local Plan is not justified because these policies will not ensure the Strategic Objectives for Promoting Healthy Communities will be achieved; and these policies are not consistent with national policy.**

The Local Plan proposes the development of several vital community open spaces, for example the playing field land at Chuter Ede and Brinkburn School, despite stating in Policy 1:

*“The Council and its partners, including the NHS, will seek to improve the health, wellbeing and quality of life of South Tyneside residents, reduce health inequalities, and to help people live longer and healthier lives. This will be achieved by:*



*1. Supporting new development which: i. Increases opportunities for physical activity and active travel through the provision of good quality sport and recreation facilities and safe and accessible walking, cycling and public transport networks.”*

and

*“iii. Enhances the green and blue infrastructure network and supports climate change mitigation and adaptation.”*

These community open spaces must be protected and removed from the Local Plan as sites for development. The importance of these community open spaces is recognised in NPPF paragraph 98, 20-23, 26 and 92.

Building on playing fields for example at Chuter Ede has the exact opposite effect to the objective, increasing the local population while removing green space playing fields that are used for exercise.

There is little in the Local Plan that would fulfil the Strategic Objectives for Promoting Healthy Communities. In fact, some parts of the plan make the situation worse including the proposed development in areas that will promote car use such as in Cleadon, East Boldon and Whitburn. These developments will typically have two cars per household, adding potentially thousands of car journeys on an already congested road system. This will have a detrimental effect road safety and on the local environment due to noise and exhaust emissions. Some areas have air pollution levels already in excess of the World Health Organisation recommended maximums. These vehicle journeys will only make this more dangerous as there are no safe levels for these pollutants.

The Local Plan states in paragraph 6.14: *“The importance of good air quality is recognised by the World Health Organisation which produced a series of standards that have been adopted by the European Commission and subsequently the UK”.*

A Local Authority recognising this will be aware that the World Health Organisation (WHO) air quality standards were revised in 2021 and the recommended pollutant levels, to be achieved, were revised down by a considerable amount. NOTE: These are not safe levels as scientists do not consider any amount to be safe. It is inconceivable that the UK national standards will not be reduced to reflect these changes.

In the Local Plan, Policy 2: Air Quality states *“2. Where significant air quality impacts are likely to be generated by the development, an appropriate air quality assessment will be required”*. Due to the changes in WHO levels it is reasonable to predict large areas of the Borough will exceed these and the proposed developments in Policy SP7: Urban and Village Sustainable Growth Areas in particular will result in unsafe air pollution.

The council has a duty as far as reasonably practicable to ensure the health and safety of its residents. Given the above, the Local Plan must be revised to take into consideration the results of the proposed developments on air quality and specified measures that would reduce pollution levels to the minimum possible.

NPPF states in 186: *“Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications.”*

**The Local Plan has failed to identify these opportunities adequately and therefore is not consistent with the NPPF and this demonstrates that the Local Plan is not sound.**

NPPF states: *“31. The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned...”*

**The revised WHO air pollution levels are relevant and up-to-date and should be a material consideration.**

## **8. Objection made specifically regarding Section 7: Meeting the Challenge of Climate Change, Flooding and Coastal Change**

**The Local Plan is not sound because it is not compliant with the Climate Change Act 2008 and Planning and Compulsory Purchase Act 2004 (as amended) duties or consistent with NPPF guidance – carbon accounting and climate mitigation.**

The increased carbon emissions from the development proposed in the Local Plan will add to South Tyneside’s carbon footprint and add to the climate change emergency.

National legislation and guidance strongly stress the central role of the planning system in securing radical reductions in greenhouse gas emissions and require Local Plans to:

The policies should aim to secure radical carbon reductions in line with a trajectory for the authority area that is consistent with the UK achieving full carbon neutrality by 2050, and in the short term should test the policy options available to achieve the highest level of ambition possible to meet this goal.

As far as possible, all new development should be zero carbon given that the country’s net zero target must be met in the next 30 years. A good example from another area is Reading Council: *“The council’s 2019 Local Plan requires that all*

*new residential developments of ten or more homes are built to zero carbon standards if possible.” Zero carbon is an achievable standard.*

Adoption of this strategy aligns with the councils own stated aims of the Economic Recovery Plan 2020 to *Catalyse green and sustainable growth by maximising the potential of our low-carbon and digital assets and expertise.*

With regards to Policy 15 much is to be welcomed. 15.1 states *Improve the condition of existing homes by enhancing energy efficiency and reducing carbon emissions in existing buildings* And 15.4 *Facilitate improvements to properties that have traditionally suffered from poor management and under-investment*

However, currently demolition is placed far too highly as an option for the current housing stock. Refitting and retrofitting is by far the less carbon intensive approach so demolition must be de-prioritised.

The Local Plan must be revised in order to bring it into compliance with legislative and policy requirements around climate change and the councils stated ambitions.

## **9. Objection made specifically regarding Policy 6: Renewables and Low Carbon Energy Generation**

**The Local Plan is not sound because this policy is not consistent with national policy.**

NPPF 156 states: *“Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.”*

We welcome Policy 6 paragraph 2 supporting the inclusion of renewable energy into developments, but the text is not strong enough, and once again, will not change business as usual development approaches. A requirement to include and maximise on-site renewable energy generation needs to be folded into an overall green house gas emissions policy, as seen in the London Plan, policy S12<sup>1</sup>.

We welcome Policy 6 paragraph 4, the inclusion of policies requiring development to connect to district heating networks, however this policy needs to be made significantly stronger. The best example of which we are aware is draft policy SI13 of the draft London Plan. As the whole of South Tyneside is located over disused mine-workings more heating schemes like the “Hebburn Minewater Project” should be invested in for housing schemes.

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<sup>1</sup> London Plan – policy S12 - [www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-9-sustainable-infrastructure/policy-si2-minimising#r-SI2](https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-9-sustainable-infrastructure/policy-si2-minimising#r-SI2)

## **10. Objection made specifically regarding Policy 10 Disposal of Foul Water and Policy 11 Protecting Water Quality**

**The Local Plan is not justified because these policies are not able to ensure the Objectives for Protecting Water Quality will be achieved; and is not consistent with national policy.**

The Local Plan does not refer to the current significant level of sewage pollution in South Tyneside. Population levels have increased considerably in the UK since Victorian times yet we are still using combined sewers that were constructed in the 19th century. If more housing development is permitted, especially on green spaces, more pressure will be exerted on an already failing sewage system. However, in the consultation on the Draft Local Plan, South Tyneside Council confirmed that no extra sewage will be added to the existing infrastructure on the recommendations of Northumbrian Water who have assured them the existing system will cope.

NPPF states *“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 ...wastewater”*

NPPF states: *“185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.”*

The Environmental Permitting Regulations 2016 Permits to discharge untreated sewage from Combined Sewer Overflows into watercourses during heavy rainfall are issued to water companies and regulated by the Environment Agency. There is growing evidence to show that these permits are being abused. Sewage is regularly discharged into South Tyneside watercourses in moderate rainfall. This is due to a lack of capacity at the sewage treatment works caused by a lack of investment and contravenes environmental law.

The Environment Agency (EA) has been required to install Event Duration Monitors (EDMs) in all Combined Sewer Overflows (CSOs). These record the number of discharges and the duration of the discharges. The Whitburn system remains in breach of environmental law as of March 2021, but the EA want to wait 10 years to ‘assess’ the system.

The data supplied by the authorities needs to be treated with caution. In March 2020 the EA issued an apology after their published sewage discharge records for Whitburn for 2019 were challenged. They were forced to increase the volume of CSO discharges for Whitburn by 10% from 683,676 cubic metres to 760,993.5 cubic metres. In March 2021 Northumbrian Water issued an apology after their published untreated sewage discharge records for Hendon Sewage treatment works for 2019 were challenged. They were forced to increase their published hours of untreated discharges in 2019 from Hendon Sewage Treatment works by 4,000% from 15 hours 52 mins to 646 hours.

Sewage pollution is a contributor to climate change. Seagrasses can absorb more carbon up to 40 times faster than terrestrial forests and these ecosystems become sources of CO<sub>2</sub> emissions when they are degraded or destroyed. A major driver of seagrass decline is nutrient pollution from sewage. A study has shown that 90% of the seagrass meadows in the UK have been lost to pollution. Locally, the seagrass meadows in the River Tyne estuary have been devastated by sewage flowing from nearby Combined Sewer Overflows.

Sewage pollution causes harm to public health. Recent epidemiological studies show a close relationship between contact with polluted waters and the incidence of gastro-intestinal, eye, ear, nose and throat infections or irritations and respiratory symptoms. This is a recognised problem for surfers, kite surfers, windsurfers, sailors, kayakers and wild swimmers. Even the dog walkers, joggers and walkers who all enjoy the access to South Tyneside's riverside and beaches throughout the year are at risk from sewage pollution.

Public Health is a material planning consideration. Local authorities have important and wide-ranging public health functions, for example under the Public Health (Control of Disease) Act 1984. This legislation adopts an 'all-hazards' approach and provides South Tyneside Council with the necessary powers to control human health risks arising from infection or contamination of any form including chemicals and radiation. Statutory duties for public health were conferred on local authorities by the Health and Social Care Act 2012. Local authorities (and directors of public health acting on their behalf) now have a critical role in protecting the health of their population, both in terms of helping to prevent threats arising and in ensuring appropriate responses when things do go wrong.

Health considerations are capable of being material planning considerations. This is recognised in the NPPF which includes the following statement at paragraph 92: *"Planning policies and decisions should aim to achieve healthy, inclusive and safe places."*

The health implications of exposure to the levels of sewage pollution regularly discharged into the River Tyne and on to the beaches of South Tyneside must be a material planning consideration with respect to future developments as, without an improvement in sewage treatment capacity, more development will bring about an inevitable increase in sewage pollution.

Response compiled by Kevin Tindle, [REDACTED]

[REDACTED]  
28<sup>th</sup> February 2024

# Response ID BHLF-RUCU-JV1T-4

Submitted to Sustainability Appraisal 2024  
Submitted on 2024-04-23 13:12:22

## Have your say

1 Which section(s) of the SA are you responding to?

Section of the SA:

Employment land

2 Please provide any comments you wish to be considered by the Planning Inspector.

Comments:

3. Objection made regarding Sustainability Appraisal Report 2024 – Employment Land and policy SP14: Wardley Colliery

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The Sustainability Appraisal Report states:

“Preferred Options

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4.42 These options were selected because the Council considered them to have the most positive effects on SA objective 9 (encourage and support economic growth within South Tyneside) and SA objective 10 (increase opportunities for employment and education and improve living standards). The Council's reasons for this were set out in the 2019 SA Report.

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“4.45 In the Regulation 19 Draft Publication Plan, the Council's preferred scenario for employment land requirements over the Plan period is the Policy-on Labour Demand Scenario. As explained in the 2023 Employment Land Technical Paper, the level of employment growth underpinning this scenario, which seeks to capture the impacts of IAMP on the general employment land market, is high in the context of past trends. The 2023 ELR advises that the IAMP proposals are expected to create significant employment opportunities in the wider supply chain. However, the ELR does caution that the ability to fully take advantage of these opportunities will depend on the ‘ability to offer good quality employment sites, with good access to the strategic road network and in close proximity to the IAMP.’”

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3 What is your name?

Name:

Kevin Tindle

4 What is your email address?

Email:

[REDACTED]

5 Who are you responding as?

Resident or Member of the General Public

Organisation:

6 What is your postal address?

Address:

[Redacted Address]



Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-29 15:15:09

## 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:

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.:

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.

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.

3. 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.

4. 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.

5. 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.

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 support the modifications put forward by East Boldon Neighbourhood Forum in their submission to the Local Plan Regulation 19 Consultation.

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

East Boldon Neighbourhood Forum would like 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:

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.:

My main objection concerns the 263 houses proposed to be built on the North Farm site (adjacent to Boker Lane). As well as being outside the settlement boundary, they are in addition to the 211 planned at Cleadon Lane and Mayflower Glass, placing an unsustainable strain on the services and infrastructure of East Boldon.

Having read the plan, I am not persuaded that the infrastructure in EBNF area will cope with the proposed scale of development in the absence of policies in the Local Plan to augment EBNF infrastructure. (Schools/ medical facilities/ transport/ traffic issues).

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.:

Reduction in the number of houses in EBNF area.

I agree with the modifications put forward by East Boldon Neighbourhood Forum in their response to the Local Plan Regulation 19 Consultation.

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

East Boldon Neighbourhood Forum would like 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:

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.:

Chapter 3, Strategic Objective 5 page 28 delivering a mix of homes

Homes for the elderly including sheltered accommodation do not feature.

The percentage of affordable homes is quite low. 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. Agree with expanded objections put forward by EBNF in their regulation 19 response.

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.:

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.

Agree with modifications put forward by EBNF in their expanded Regulation 19 response.

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

East Boldon Neighbourhood Forum would like to participate at the oral part of the examination.

### 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:

Yes

Support or Object - Sound:

No

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.:

The Regulation 19 Draft Local Plan 2024 only includes one development site in the Forum area. However, the plan makes no mention of the Cleadon Lane site which was granted provisional approval in 2023 for 202 homes or the Mayflower Glass site which has permission for 9 homes. Added to the 263 homes proposed on North Farm, the total increase in the Forum area is 474 homes, a 26% increase in the size of the village without any real consideration of the impact on infrastructure or services.

Without consideration of this impact I believe the Local Plan is unsustainable and therefore not sound.

Agree with objections put forward by East Boldon Neighbourhood Forum in their expanded response to Regulation 19 consultation of South Tyneside Local 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.:

Agree with amendments to the Local Plan put forward by East Boldon Neighbourhood Forum in their Regulation 19 response.

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

East Boldon Neighbourhood Forum would like 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:

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.:

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.

Agree with expanded objections put forward by EBNF in their regulation 19 response.

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.:

Agree with suggested EBNF modifications to Local Plan found in regulation 19 response.

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

East Boldon Neighbourhood Forum would like 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:

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.:

## 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.

Agree with expanded objections put forward by East Boldon Neighbourhood Forum in their Regulation 19 response.

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.:

Agree with modifications to Local Plan put forward by East Boldon Neighbourhood Forum and found in their regulation 19 response.

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

East Boldon Neighbourhood Forum considers 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:

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.:

Policy SP2 Strategy for Sustainable Development to Meet Identified Need -not sound 25% affordable housing likely to be reduced once planning applications come forward (as at Cleadon Lane Industrial Estate). Community vibrancy reduces when people at either end of the age demographic cannot secure affordable housing.

Policy 18.3iv Not sound. 2023 SHMA identified a huge need for affordable housing in the borough; 361 affordable units per year. 152 units higher than in 2022. Much of the new housing development in the LP is provided by the private sector, in market led schemes hence, the Draft Local Plan accepts that the identified need will be difficult to achieve.

These schemes are required to undergo viability testing to determine a realistic target for the delivery of affordable housing. The Council employed CP Viability Ltd to undertake this testing and the plan relies on their report Local Plan Viability Testing Update 2023.

This reports separates Cleadon from East Boldon and Whitburn in its new definition of the Affordable Housing Area (Map 22, Page 23)

The company held a stakeholder workshop and used post workshop stakeholder questionnaires to inform its findings.

It did not invite the two Neighbourhood Forums to participate despite both Neighbourhood Plans containing policies on affordable housing. (EBNF Policy EB 14 covers affordable housing)

The separation of Cleadon seems to have occurred from the valuation industry view that Cleadon village is a higher market value area than East Boldon or Whitburn..

However no explanation is given by the company or the Council as to why this separation was deemed necessary and which then led to the change in 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.:

## Proposed Modification

Policy 18.3 amended to retain 30% affordable homes in East Boldon

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy SP5: Former Brinkburn Comprehensive School

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:

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?:

## Policy SP6: Land at former Chuter Ede Education Centre

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:

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?:

## 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:

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.:

Chapter 3, Strategic Objective 5 page 28 delivering a mix of homes

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. Number of New Homes (Chapter 4 Strategy for Sustainable Development).

Chapter 5 Strategic Allocations Policy SP7, Urban & Village Sustainable Growth Areas, Page 46 – GA2, Land at North Farm

I object to this proposal as it is not justified and not effective in delivering sustainable development

This 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 and can demonstrate that all other reasonable options have been met.

Agree with expanded objections put forward by EBNF in their regulation 19 response.

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.:

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. Proposed Modification: Number of New Homes (Chapter 4 Strategy for Sustainable Development)

Notwithstanding the transitional arrangements being applied that this Local Plan should be examined under the September 2023 NPPF, I think that there remains a clear case for a much lower housing requirement figure based on local circumstances and Green Belt constraint. Policy SP7, Urban & Village Sustainable Growth Areas, Page 46 – GA2, Land at North Farm

For the reasons set out by East Boldon Neighbourhood Forum in their extensive submission including attachments, I think that site GA2 should be removed from the list of sites proposed under policy SP7. However, should the inspector decide that it is acceptable for the Green Belt boundary to be redrawn to allow this site to be used for housing development, I request that the impact of development on the village and on the biodiversity and wildlife habitat be addressed by a reduction in the housing numbers proposed and by the on-site mitigation

I agree with EBNF proposed mitigation measures set out in their written regulation 19 consultation response.

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

I would like East Boldon Neighbourhood Forum to be allowed to participate at the oral part of the examination of the Local Plan.

## 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:

Yes

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?:

## Policy SP9: Strategic Vision for South Shields Town Centre Regeneration

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:

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?:

#### Policy SP10: South Shields Riverside Regeneration 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:

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?:

#### Policy SP11: South Shields Town Centre College Regeneration Site

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:

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?:

#### Policy SP12: Fowler Street Improvement 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:

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?:

### Policy SP13: Foreshore Improvement 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:

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?:

### 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:

Yes

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?:

### 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:

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.:

The LP acknowledges in the Infrastructure Delivery Plan (IDP) page 37 that “The health of residents in South Tyneside is generally worse than the regional and national averages with many residents facing health inequalities across the borough”

IDP (P40) ‘GP surgeries experience difficulties in recruiting medical staff including all healthcare workers and pharmacists. There are insufficient clinical rooms across the borough’ and Colliery Court practice has closed its doors to new patients for 6 months.

The ST District Hospital is only mentioned twice in the plan, (2.14 and 6.26) and neither references any need to increase the capacity of the hospital within the borough despite the proposed increase in residents. It is clear we need more GP’s, more appointments and more hospital beds.

IDP Page 40, 7.14 admits that the scope to create a new GP practice is limited in terms of available sites and may not be viable. Creating small branch



surgeries is no longer financially viable for most practices and no longer aligns with the NHS's desire to provide primary care services at scale within the community.

We are worried that with not enough GPs and healthcare workers, insufficient clinical rooms and appointments, insufficient hospital capacity, an increase of 1204 homes requiring these services and no plans to increase capacity, residents living in East Boldon Forum area may experience increasing difficulty in obtaining timely and necessary healthcare appointments and treatment.

EBNF cannot see how the required amount of healthcare provision places for families living in the EBNF area will be deliverable without a clear understanding of LA future plans for new doctors, surgeries, pharmacies, appointments etc to serve residents of EBNF area. With 1204 new homes scheduled to be built in and close to the Forum Area. If solutions are available, they have not been shared with EBNF, so we cannot understand how the current plan will work in terms of sustainability. A similar concern arises with regard to school places and traffic infrastructure.

- Because of this, the Reg 19 LP fails to comply with NPPF 2 Para 7 and 8 Social and economic objectives.

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.:

East Boldon Neighbourhood Forum would like to see a reduction in the number of houses scheduled to be built in the EBNF area such that our existing infrastructure is not overwhelmed. There do not appear to be clear plans in place to provide infrastructure needed for the residents of East Boldon at a time when the Local Plan envisages East Boldon will expand by 26%.

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

East Boldon Neighbourhood Forum is seeking a modification and considers 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:

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.:

Appendix 2 in the Infrastructure Delivery Plan (Pages 61 - 81) tabulates the planned changes to existing roads and public transport including new cycling and walking pathways. Many of these projects have an indicative phasing date of 2030 at the earliest, after much of the new development has been built, which renders the SP25 Infrastructure objective 1 (page 150 in the LP) of ensuring that 'infrastructure is delivered as an integral part of development' somewhat meaningless.

NPPF Plan Making, Para 16(b) States the LP should be 'prepared positively, in a way that is aspirational but deliverable.'

It is difficult to see how the Plan can be deliverable when the infrastructure required to make new housing liveable is absent. Is deliverability linked to section 106 in EBNF area? How much can our LA rely on section 106 for infrastructure when it is gifted by developers?

There seems to be an aspiration to achieve sustainability written into the fabric of the LP but no concrete methodology as to how that will be achieved.

In terms of road and rail infrastructure, plans are set out to improve both but it is acknowledged in the LP that the rail network improvements envisaged in the LP including the Metro will be much longer-term projects than the housing developments. In the past, unprofitable bus routes have been cancelled, so the Bus Service Improvement Plan is welcome. However, it is likely that the improvements to road and rail infrastructure will be delivered after housing sites have been developed.

Traffic is a very difficult issue for EBNF because we already have one of the highest car ownerships in the country and our roads are already at capacity. Our Forum engages with the South Tyneside Highways department on a regular basis because of existing problems with our over-crowded streets and congested roads. 1204 new homes with owners all needing to use the road infrastructure will put our roads under even greater strain and will generate even more road congestion, parking problems and atmospheric pollution, further reducing air quality.

- The Reg 19 LP fails to comply with NPPF 2 Para 7 and 8 environmental objective.

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.:

East Boldon Neighbourhood Forum would like to see a reduction of housing numbers in the Forum area in order to decrease road congestion, parking problems and atmospheric pollution.

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

East Boldon Forum considers 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:

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.:

Policy 50, Social and Community Infrastructure (page 150)

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.

Like many urban fringe villages, our hedgerows need a periodic clean up by litter pickers -East Boldon Forum has a team of helpers who carry out such work from time to time. An expansion of the village by 26% is likely to increase the problem of litter and attendant antisocial trends such as fly tipping.

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.:

East Boldon Forum would like to see a reduction in the number of houses allocated to the EBNF area in the Local Plan.

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

I think it necessary that East Boldon Forum participates at the oral part of the examination.

### 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:

Yes

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?:

### Policy SP15: Climate Change

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.:

The ambitions for reversing the effects of Climate Change set out in the Local Plan are laudable and quite inspiring -particularly the ideas set out in some of the background papers. However, East Boldon Neighbourhood Forum is concerned that the numbers of houses allocated to EBNF cannot be feasibly delivered in a Climate Friendly way. We believe that the LP with regard to EBNF housing numbers may well be in non compliance with NPPF:

In relation to achieving sustainable development the NPPF sets out three overarching objectives in sub section 8, which are economic, social and environmental, and states that these are interdependent and need to be pursued in mutually supportive ways.

NPPF Says of the Environmental Objective:

• environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Sub section 9 the NPPF goes on to state: These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

EBNF believe that the local plan does not address the scale of actual development proposed, that local circumstances have not been sufficiently taken into account, and the inclusion of site GA2 (Land at North Farm/Boker Lane) will result in the character and distinctiveness being fundamentally compromised. We believe therefore, the Local Plan is not consistent with the National Planning Policy Framework (NPPF) Paragraphs 8 and 9.

We also believe that the housing numbers and the associated car ownership that will result from site GA2 will cause further noise and air pollution in East Boldon, and will have a detrimental effect on the health of residents. Houses, shops and schools located alongside the busy A184 which passes through the village already experience these issues caused by the high levels of existing traffic. The aspiration of the Council to '... reduce the desirability and necessity of private car ownership (SP15). will strike many residents struggling to manage busy lives as wishful thinking. Sustainable transport alternatives are written up in Appendix 2 in the Infrastructure Delivery Plan (Pages 61 - 81) with dates beginning in 2030 - and a completion date of some is given as 2045. Traffic congestion, noise and air quality was one of the key concerns raised time and time again by residents at the local consultation event held on the 15th January in East Boldon.

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.:

Proposed Modification

Remove or significantly reduce the provision of 263 homes within the designated East Boldon Neighbourhood Forum area at site GA2.

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

East Boldon Forum representatives believe it is necessary to participate at the oral part of the examination.

## Policy 5: Reducing energy consumption and carbon emissions

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:

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.:

Junctions that feed into East Boldon and how they will function with the addition of increased housing numbers proposed in the Local Plan  
INFORMATION EXTRACTED FROM TRAFFIC CAPACITY ASSESSMENT REPORT COMMENTARY

### 3.19 Junction 19 – A184 / Downhill Lane Priority Junction

2023 Base + Committed Development + Other Development

3.19.1 The junction can be seen to be working within its theoretical capacity during the morning peak period and evening peak period.

3.19.2 With the addition of Local Plan traffic, the junction continues to work within its theoretical capacity during the morning peak period and evening peak period.

### 3.20 Junction 20 – A184 / Hylton Lane Signalised Junction

2023 Base + Committed Development + Other Development

3.20.1 The junction can be seen to be over capacity in both morning and evening peaks.

3.20.2 With the addition of Local Plan traffic at this junction, queuing is exacerbated at the junction with worst case queuing on the A184 East in the morning peak and the A184 West in the evening peak.

### 3.21 Junction 21 – A184 / Boker Lane Signalised Junction

2023 Base + Committed Development + Other Development

3.21.1 The junction can be seen to be operating approaching capacity in the evening peak with worst queuing on the A184 Western Terrace.

3.21.2 With the addition of Local Plan traffic, queuing at the junction is exacerbated with the junction continuing to approach theoretical capacity.

### 3.22 Junction 22 – A184 / Whitburn Road / Whitburn Terrace Signalised Junction

2023 Base + Committed Development + Other Development

3.22.1 The junction can be seen to be approaching capacity in the evening peak.

3.22.2 With the addition of Local Plan traffic at this junction, the morning and evening peak operates approaching capacity with exacerbated queuing across the junction.

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.:

Proposed Modification

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?:

East Boldon Forum is seeking a modification and considers 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:

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?:

## Policy 7: Flood Risk and Water Management

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:

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.:

Policy 7 Flood Risk and Water Management at the GA2 Site, East Boldon Forum

Policy SP7, Urban & Village Sustainable Growth Areas, Page 46 – GA2, Land at North Farm

EBNF objected to the allocation of this site in 2019 and 2022 and continues this objection with the knowledge that the independent examiner to the EBNP rejected the site following submission by the landowner and their agents. There is a risk of surface water flooding for this site and it is located within Flood Zones 2 and 3. The Sustainability Appraisal (SA) states therefore the site may have significant negative effects towards the climate change objective.

The proposal for an 8 metre buffer between the watercourse and residential development was proposed in the Key Considerations at Appendix 3 of the 2022 Plan Document. This has been omitted from this Plan. EBNF considered the buffer should be 50 metres in line with the proposal at IAMP.

The site is located within 50m of a SSSI and 250 m of a local wildlife site and 1km of a nature reserve. The SA states that a significant negative effect is expected in relation to the objective of conserving and enhancing biodiversity.

The Wildlife Corridors Network Review identified the site as within the wildlife corridors network and within the buffer zone to Tilesheds Burn. The adjoining field to the east is identified as a secondary feature in the network and as a result has been rejected for housing due to impacts on biodiversity. The northern two thirds of the site are shown as part of the Wildlife Corridor on Map 29 and the interactive policies map. The site intersects with a Source Protection Zone for groundwater.

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.:

Proposed Modification:

East Boldon Forum believes that development of a green belt site of such value to nature runs counter to evidence presented in the background papers of the Local Plan which advocate re-wilding and riparian planting at waterways and enhancement of SSSI and wildlife sites. We contend that site GA2 should be removed from the list of sites proposed under policy SP7. However, should the inspector decide that it is acceptable for the Green Belt boundary to be redrawn to allow this site to be used for housing development, we request that the impact of development on the village and on the biodiversity and wildlife habitat be addressed by a reduction in the housing numbers proposed and by the on-site mitigation discussed on page 8 and 9 of the EBNF draft Local Plan response.

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy 8: Flood Risk Assessment and Drainage Strategy

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:

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.:

Site GA2 Local Plan:

EBNF objected to the allocation of this site in 2019 and 2022 and continues this objection with the knowledge that the independent examiner to the EBNP rejected the site following submission by the landowner and their agents.

EBNF disagrees with the assessment of this site in the Green Belt Study Final Report, which is that the release of the land would only cause moderate harm to Green Belt purposes.

The development of the site will reduce the gap, in terms of distance, between Boldon and South Shields still further and would increase pressure on the remainder of the Green Belt in this area. The open space and separation along Boker Lane will be lost, effectively merging East and West Boldon.

There is a risk of surface water flooding for this site and it is located within Flood Zones 2 and 3. The Sustainability Appraisal (SA) states therefore the site may have significant negative effects towards the climate change objective.

The proposal for an 8 metre buffer between the watercourse and residential development was proposed in the Key Considerations at Appendix 3 of the 2022 Plan Document. This has been omitted from this Plan. EBNF considered the buffer should be 50 metres in line with the proposal at IAMP.

The site is located within 50m of a SSSI and 250 m of a local wildlife site and 1km of a nature reserve. The SA states that a significant negative effect is expected in relation to the objective of conserving and enhancing biodiversity.

The Wildlife Corridors Network Review identified the site as within the wildlife corridors network and within the buffer zone to Tilesheds Burn. The adjoining field to the east is identified as a secondary feature in the network and as a result has been rejected for housing due to impacts on biodiversity. The northern two thirds of the site are shown as part of the Wildlife Corridor on Map 29 and the interactive policies map.

The site intersects with a Source Protection Zone for groundwater.

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.:

As the climate changes and the land becomes wetter and more prone to flooding, sites such as GA 2 with water courses running through them require careful management as set out in the background documents of the Local Plan.

For the reasons set out in the EBNF response to the LP we contend that site GA2 should be removed from the list of sites proposed under policy SP7. Proposed additional modifications to the LP are set out in the East Boldon Forum response on pages 8, 9 and 10.

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy 9: Sustainable Drainage Systems

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:

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?:

## 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:

No

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 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:

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?:

## Policy 12: Coastal Change

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:

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?:

## 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:

Yes

Support or Object - Sound:

No

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.:

SP16: Housing Supply and Delivery page 84

Details of Representation:

Housing numbers for the two Neighbourhood Forum areas are dealt with in section 8, page 84 of the proposed local plan. SP16: Housing Supply and Delivery identifies in point 2.

‘Making provision for the provision of at least 263 new homes within the designated East Boldon Neighbourhood Forum Area.’

The Regulation 19 Local Plan does not acknowledge an additional 202 houses proposed for Cleadon Lane, a site that was included in the Regulation 18 document, and which in all probability, will still proceed (the Council was minded to approve this proposed development in 2023, but at the time of preparing the Regulation 19 document had not granted formal permission, it being subject to legal agreement). To our knowledge, as of February 2024, this is still the case.

Along with a smaller development recently approved at the former Mayflower Glass site, and the Land at North Farm (GA2/163 dwellings included in the Reg 19 plan), some 470 houses could now come forward within the EBNF area. East Boldon, a village of around 1,800 dwelling constrained by its Victorian infrastructure and ‘at capacity’ services, will be subject to a growth of 26%.

Agree with the full representation made by East Boldon Forum in its draft Local Plan response pages 15 - 18

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.:

#### Proposed Modification

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?:

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

#### Policy 13: Windfall and Backland Sites

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:

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?:

#### 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:

Yes

Support or Object - Sound:

No

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.:

Policy SP2 - Strategy for Sustainable development to meet identified needs, Page 31

Object to 2.2:

The 2023 South Tyneside Strategic Housing Market Assessment provides the following estimates for the number of households in the Borough in 2023:

- 2014 based - 71,074
- 2018 based - 70,762

The number of households at the 2021 Census was 68,300 and there are currently approximately 72,000 dwellings in the Borough.

These household estimates which are out of line with the Census figure are then projected forward to 2033 to provide the housing requirement figure of 309 dwellings per year and a total of 5,253.

If you take the population estimates and compare that to the 2021 Census, this also shows an overestimate:

- 2021 Census - 147,800
- 2021 (2018 based) - 151,936

The proposed allocation of a housing site within the Green Belt in the EBNP area arises solely because of the use of these household projections. In 2022 EBNF stated that it should be possible for the Council to put forward a case for "special circumstances to justify an alternative approach." EBNF wrote to the Secretary of State for Levelling Up about this on 30 June 2022 and received a reply on 20 July 2022. This reply states that "the standard method does not impose a target, it is still up to the local authority to determine its housing requirement, and this includes taking local circumstances and restraints



such as Green Belt into account"

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.:

Proposed Modification:

Notwithstanding the transitional arrangements being applied that this Local Plan should be examined under the September 2023 NPPF, EBNF submits 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?:

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy 15: Existing Homes

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:

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?:

## 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:

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?:

## Policy 17: Specialist Housing - Extra Care and Supported 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:

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.:

Policy SP7, Urban & Village Sustainable Growth Areas, Page 46 – GA2, Land at North Farm

Details of Representation:

EBNF objects to this proposal as it is not justified and not effective in delivering sustainable development

Older Person's accommodation

The Councils Strategic Housing Market Assessment in table 5.4 sets out an assessment of need for different types of older persons' accommodation, and EBNP's Housing Needs Assessment identifies a requirement for a housing mix to reflect local need, including accommodation for the elderly. EBNF does not believe that the draft local plan is effective in directing effectively how these considerations should be addressed. This is set out in separate comments on Strategic Objective 5, Policy SP 2 and Policy 19, Housing Mix.

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.:

Proposed modification

Remove site GA2 from the LP or significantly reduce the current proposal of 263 homes on site.

Allow development of different types of older persons' accommodation e.g., sheltered accommodation and assisted care for elderly and disabled residents at the North Farm Site.

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

East Boldon Forum is seeking a modification and considers 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:

Yes

Support or Object - Sound:

No

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.:

Object to 18.3iv - policy not sound

In 2022 EBNF commented on draft Policy 18 stating that the EBNP contains Policy EB14 on Affordable Housing and that EBNF is not opposed to the more specific proposal within Policy 18 in relation to East Boldon and requests discussion as to how a transition will occur if this policy passes examination.

EBNF did have a discussion with the Council about this following submission of the comments.

Policy 18 in the Regulation 18 Plan would have required 30% affordable homes on new developments in East Boldon.

However in the Regulation 19 version of the Policy this has been reduced to 25 %

The need for Affordable Housing as part of any new housing development in East Boldon was one of the main reasons given in the Housing Needs Survey which provided evidence to the Neighbourhood Plan. In view of this, EBNF is not supportive of this reduction. It will set the standard for the whole of the plan period.

Agree with EBNF comments on affordable housing.

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.:

Proposed Modification

Policy 18.3 amended to retain 30% affordable homes in East Boldon

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy 19: Housing Mix

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:

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.:

Object to 18.3iv - policy not sound and Policy 19 follows on from this.

East Boldon Forum's own consultations on housing mix were clear during our 2019 housing needs consultation that 41% of the 89 respondents favoured development of health, social care or other support in the community. 44% wanted 2 bedroom housing and 32% favoured 3 bedroom housing. (Page 40 EBNF Consultation Statement October 2020/21)

The type of housing developers inevitably want to build in East Boldon tends to be more expensive 3-4 or even 5 bedroom properties.

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.:

An observation, but when the housing market is developer driven rather than community need driven, there is often inappropriate development. It goes without saying that building inappropriate and often unaffordable housing in places like East Boldon is unsustainable.

Proposed Modification

Policy 18.3 amended to retain 30% affordable homes in East Boldon

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy 20: Technical Design Standards for New Homes

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:

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.:

Policy 47 Page 143: Design Principles

EBNF welcomes the commitment from the Local Authority that at a future point it will develop its own design code as required by the NPPF. It is also grateful that the Neighbourhood Plan is referred to more extensively in the plan. (Section 1.8 to 1.11 and 4.5).

The NPPF states in para 129. "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents".

Policy 47 states in its final sentence: Development proposals will be expected to satisfy requirements of any adopted local design guide or design code where relevant to the proposal.

The Neighbourhood Plan is not specified or directly addressed at this point, but is referred to in the supporting commentary which states in paragraph 13.12 (page 146):

"Neighbourhood Plans provide an important resource in terms of assessing local character and distinctiveness and Design Codes describe and illustrate the principles guiding future development. Where development proposals fall within a neighbourhood plan area, regard should be had to design policies

and any supporting Design Codes should be used to inform development proposals from the outset.”

EBNF request that to be consistent with paragraph 129 of the NPPF, and in order for the design code within the Neighbourhood Plan to carry weight, this commentary (13.12), should be included within Policy 47 itself.

The NPPF in paragraph 136 states ‘Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined. .

Policy 47 does not include such a requirement, yet this aspect can have a fundamental effect on the design of the site layout, affecting as it does distances between building plots, the manner in which car parking is dealt with and the composition of the street scene.

Unless it is given consideration from the outset of the design process it will be extremely difficult for it to be incorporated satisfactorily at a later stage.

As clearly stated in the NPPF, a planning policy is needed. As this is so fundamentally a part of the design process, EBNF believe that the most appropriate place for this is within Policy 47.

Agree with EBNF response pages 18 - 22

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.:

As clearly stated in the NPPF, a planning policy is needed. As this is so fundamentally a part of the design process, EBNF believe that the most appropriate place for this is within Policy 47.

EBNF request its inclusion within Policy 47, and the supporting commentary be expanded to include reference to the guidance.

As this version of the plan does not yet adopt a design guide, we request the inclusion of the Nationally Described Space Standards within Policy 47 or within Policy 20 Technical Standards.

EBNF requests that Section 3 of Policy 47 is expanded to reflect paragraph 130 of the NPPF and include the requirement: ‘Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy 21: Gypsies, Travellers and Travelling Showpeople

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:

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?:

## Policy SP17: Strategic Economic Assessment

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:

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.:

NPPF 2 - Achieving Sustainable Development Paras 7 and 8: states that the purpose of the planning system is to contribute to sustainable development including... supporting infrastructure... to address social progress.

SCHOOLS:

EBNF cannot see how the required number of school places for families living in the EBNF area will be deliverable without a clear understanding of LA future plans for new school places to serve residents of EBNF area. With 1204 new homes scheduled to be built in and close to the Forum Area. If solutions are available, they have not been shared with EBNF, so we cannot understand how the current plan will work in terms of sustainability.

- Because of this, the Reg 19 LP fails to comply with NPPF 2 Para 7 and 8 Social and economic objectives.

HEALTH:

The same comment/ objection applies to the failure of the LP to set out how NPPF 2 para 7 and 8 is to be addressed when it comes to providing medical infrastructure; doctors, pharmacies, dentists, hospital places.

- The Reg 19 LP Fails to comply with NPPF 2 Para 7 and 8 Social and economic objectives.

Agree with EBNF response to Local 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.:

EBNF needs to know how our infrastructure e.g., schools, health and transport will withstand a 26% increase in housing in the Forum area and no policies for improving our infrastructure.

This is without 730 new homes being built within a mile of the Forum area and some potentially relying on EBNF infrastructure. If

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

EBNF is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy SP18: Employment Land for General Economic 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:

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.:

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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 SP19: Provision of Land for Port and River-Related 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:

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.:

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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 22: Protecting Employment Uses

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:

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.:

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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 23: Employment Development beyond Employment Allocations

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:

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.:

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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 24: Safeguarding Land at CEMEX Jarrow Aggregates Wharf

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:

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.:

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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 25: Leisure and Tourism

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:

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.:

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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 SP20: The Hierarchy of Centres

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:

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?:

## Policy 26: Ensuring Vitality and Viability in Town, District and Local Centres

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:

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.:

### 3. Concerns About Unequal Treatment of Infrastructure provision between East Boldon Forum Area and the Fellgate Sustainable Growth Area

The scale of development proposed in the SPD for Fellgate Sustainable Growth Area is for around 1200 homes but it has a suite of attractive policies attached to the development including;

Page 6 of the Fellgate Sustainable Growth Area Supplementary Planning Document, SP8:5ii Make provision for a well located and connected local centre providing social and community infrastructure of a scale proportionate to the nature of the development and to address local needs. The local centre shall include:

a) Primary school provision

b) Opportunities for healthcare provision

c) Local retail facilities

Is the LA Relying on Section 106 Agreements to Address Insufficient Infrastructure in EBNF 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.:

Please may EBNF Have answers to these queries relating to Section 106 in EBNF Area?

EBNF is concerned about the deliverability of the LP: Have section 106 requests been made of developers and are new school sites being planned? If so, where? Are there plans to keep our highly praised and much valued village schools in operation? Are new sites being earmarked for development of new schools? How will the issue of oversubscribed schools be addressed?

Re: Section 106 Payments: How are these calculated (from the Developer's point of view). Where is the tipping point that means a development becomes uneconomic (to the Developer) because of the size of the required S106 payment? Or, does it just change the type of development e.g., to higher price houses which means even less chance of meeting affordable housing targets. If schools are asked to expand e.g., East Boldon Juniors, access is a problem for parents travelling in cars (e.g., from Moor Lane/ Town End Farm). What plans are in place to address access issues?

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

East Boldon Neighbourhood Forum is seeking a modified explanation of the above and considers it necessary to participate at the oral part of the examination.

### Policy 27: Prioritising Centres Sequentially

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:

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.:

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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 28: Impact Assessment

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:

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.:

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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 29: Local Neighbourhood Hubs



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:

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.:

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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 30: South Shields Market

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:

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.:

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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 31: Evening and Night-time Economy in South Shields Town Centre

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:

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.:

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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 32: Hot Food Takeaways

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:

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.:

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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 SP21: Natural Environment

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:

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.:

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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 33: Biodiversity, Geodiversity and Ecological Networks

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:

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.:

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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 34: Internationally, Nationally and Locally Important Sites

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:

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.:

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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 35: Delivering Biodiversity Net Gain

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:

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.:

#### Referring to Site GA2

As a policy it seems a good idea at first glance but Net Gain can be a tactic to allow destruction of really valuable sites and their attendant ecology. Planting trees and shrubs at another site -rather like carbon offsetting in no way compensates for the initial disruption of a wildlife site. e.g., Site GA2 is very close to a SSSI a wildlife site and an LNR. It has potential to become very biodiverse given the right treatment.

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 Either remove the site altogether from the LP or significantly reduce the housing and carry out the following at the Northern part of the site:

EBNF believes that the Blue and Green Infrastructure Corridor should be widened to include all the area of the site north of the Public Right of Way (PROW), stretching from Boker Lane to the Bridleway. The well-defined and established break marked by the PROW creates two distinct parcels of land, (the Northern most area is seen by the Council in its site appraisal as requiring its own site entrance from New Road). We strongly urge the examiner to exclude this particular area of the site for development and retain it as green belt, requiring the local plan to allocate its use for compensatory mitigation should the proposal proceed.

The impact of this development site if built out to its maximum capacity as envisaged in the draft local plan & the loss of the Green Belt, will have a major and damaging impact on the character and distinctiveness of the village, and the lives of its residents. Such consequences would be lessened by the omission of this area of the proposed site, and would offer several other advantages:

- An increased level of physical separation between the built-up areas of East Boldon and South Shields when compared to the proposal as set out in the draft local plan.
- A reduction in the loss of green belt.
- It would create a physical separation between the proposed housing and the vehicular traffic on the very busy New Road (B1298), thereby reducing the impact of noise, vibration and air pollution and at the same time increasing privacy and outlook.
- It would allow a larger and improved design of the SUDS area, more akin to that envisaged in paragraphs 7.54 and 7.55 of the local plan ('Well-designed SuDs can deliver urban wildlife habitats and provide opportunities for plants and trees that encourage invertebrates, birds, bees and other pollinators. They can also deliver new green places for biodiversity by creating new habitats or link with existing habitats creating greater connectivity'). Such a provision would address the need to protect the existing wildlife corridor etc., as explained above, and provide an opportunity to create open space that could be connected to the development site via the existing public footpath.
- The creation of an improved SuDs area at the northern part of the site, which is low lying and adjacent to an existing water course (Tiledshed Burn/River Don tributary), would provide the opportunity to address the issue of flooding. This part of the site is at risk from surface water flooding and is identified as being in Flood Zones 2 and 3 by the Environment Agency. A more extensive SuDs area would give increased attenuation capacity in order to deal with surface water drainage which will in all probability be directed to the river Don from the development site.
- Would give improved road & pedestrian safety: The removal of this area of the site and the proposed vehicular access from New Road (B1298), an extremely busy route linking South Shields and Cleadon to the Boldons, will eliminate a dangerous intersection.

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

East Boldon Forum considers it necessary to participate at the oral part of the examination.

## Policy 36: Protecting Trees, Woodland and Hedgerows

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 SP22: Green and Blue 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:

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.:

## Policy SP7 Page 46

Site GA2 Is a sensitive site and a key part of the wildlife corridors in the area.

It is also key in the separation of the villages of East/ West Boldon and the town of South Shields.

Agree with EBNF response to Local 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.:

Proposed Modification:

For the reasons set out above we contend that site GA2 should be removed from the list of sites proposed under policy SP7.

However, should the inspector decide that it is acceptable for the Green Belt boundary to be redrawn to allow this site to be used for housing development, we request that the impact of development on the village and on the biodiversity and wildlife habitat be addressed by a reduction in the housing numbers proposed and by the on-site mitigation discussed below.

The Draft Local Plan states at Para 5.17 that compensatory improvements to offset the loss of land from the Green Belt may include new or enhanced green infrastructure, woodland planting, landscape and visual enhancements, improvements to biodiversity, new or enhanced walking and cycling routes and improved access to new, enhanced or existing recreational and playing field provision.

EBNF supports all of these measures and should this site be allocated as part of examination; it would be subject to the relevant policies of the East Boldon Neighbourhood Plan which encourage development to provide such improvements. (Policies EB1, EB3, EB5, EB6, EB7, EB12 and the East Boldon Design Code).

Potential mitigation and enhancement measures for the allocation of the site are outlined in the Green Belt Study (2023) and the South Tyneside Green and Blue Infrastructure (GBI) Strategy (2023).

EBNF has scrutinised these potential measures and offers our own suggestions as well.

The Green Belt Study suggests that in addition to potential mitigation measures around the edge of the site that a number of potential enhancements measures could occur as a result of development at North Farm (site GA2).

These are: Increase riparian planting along the river Don; Enhance and join up the PROW network including the bridleway to the east of the site; Enhancements to West Farm Meadow SSSI and biodiversity enhancements to land to east of the site GA2 to establish and join up wildlife corridors.

These potential enhancements are directly linked to the proposed Strategic Projects in the GBI Strategy, in particular the River Don Linear Park.

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

EBNF is seeking a modification and considers it necessary to participate at the oral part of the examination.

### Policy 37: Protecting and Enhancing Open Spaces

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:

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?:

### Policy SP23: Sports Provision and Playing Pitches

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:

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?:

### Policy 38: Providing for Cemeteries

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:

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?:

#### Policy 39: Areas of High Landscape Value

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:

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?:

#### 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:

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?:

#### 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:

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.:

Site GA2 Policy SP3 - Spatial Strategy for sustainable development – P33

This policy has not been positively prepared to deliver sustainable development in the East Boldon Neighbourhood Plan area. The proposed development of 263 houses at GA2, Land at North Farm, along with 202 houses already approved at Cleadon Lane and 9 at the Former Mayflower Glass site will result in a 26% increase in the number of houses in East Boldon. The impact of this on the 'distinctive character of the village', local services and infrastructure as set out in our comments on Chapter 6, Policy SP16 below is unsustainable. The policy is not justified, uses out of date evidence and the 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.:

Proposed Modification:

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?:

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

### Policy SP24: Heritage Assets

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:

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?:

### Policy 42: World Heritage Sites

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:

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?:

### Policy 43: Development Affecting Designated Heritage Assets

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:

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?:

#### Policy 44: Archaeology

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:

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?:

#### Policy 45: Development Affecting Non-Designated Heritage Assets

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:

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?:

#### Policy 46: Heritage At Risk

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:



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?:

## 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:

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.:

Agree with East Boldon Forum's submission on Policy 47– Design Principles (page 143)Details of Representation:

Policy 47 as currently drafted does not specifically provide for:

1. The use of Neighbourhood Plan Design guides to inform local development proposals.
2. New development proposals to include a requirement for tree lined streets.
3. The use of nationally Described Space Standards in new development proposals.
4. Creation of places that are safe, inclusive and accessible and which 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.:

Proposed Modifications:

The local plan sets out three policies in the chapter titled 'Well Designed Places' (page 143). These support the delivery of Strategic Objective 10.

Policy 47, Design Principles, sets out the requirements for new development and the following comments relate to that policy.

EBNF welcomes the commitment from the Local Authority that at a future point it will develop its own design code as required by the NPPF. It is also grateful that the Neighbourhood Plan is referred to more extensively in the plan. (Section 1.8 to 1.11 and 4.5).

The NPPF states in para 129. "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents".

Policy 47 states in its final sentence: Development proposals will be expected to satisfy requirements of any adopted local design guide or design code where relevant to the proposal.

The Neighbourhood Plan is not specified or directly addressed at this point, but is referred to in the supporting commentary which states in paragraph 13.12 (page 146):

"Neighbourhood Plans provide an important resource in terms of assessing local character and distinctiveness and Design Codes describe and illustrate the principles guiding future development. Where development proposals fall within a neighbourhood plan area, regard should be had to design policies and any supporting Design Codes should be used to inform development proposals from the outset."

EBNF request that to be consistent with paragraph 129 of the NPPF, and in order for the design code within the Neighbourhood Plan to carry weight, this commentary (13.12), should be included within Policy 47 itself.

Agree with all East Boldon Forum modifications pages 18 - 22 in the East Boldon Forum response document.

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

East Boldon Forum is seeking modifications and considers it necessary to participate in the oral part of the examination.

## Policy 48: Shopfronts

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:

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.:

Agree with East Boldon Forum policy EB3 on Design Code

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.:

<https://www.eastboldonforum.org.uk/timeline/eb3-design/>

EBNF welcomes the commitment from the Local Authority that at a future point it will develop its own design code as required by the NPPF. It is also grateful that the Neighbourhood Plan is referred to more extensively in the plan. (Section 1.8 to 1.11 and 4.5).

The NPPF states in para 129. "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents".

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

East Boldon Forum considers it necessary to participate at the oral stage of the examination.

## Policy 49: Advertisements

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:

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.:

Agree with East Boldon Forum on Design Policies in the Local Plan EB3

<https://www.eastboldonforum.org.uk/timeline/eb3-design/>

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.:

EBNF welcomes the commitment from the Local Authority that at a future point it will develop its own design code as required by the NPPF. It is also grateful that the Neighbourhood Plan is referred to more extensively in the plan. (Section 1.8 to 1.11 and 4.5).

The NPPF states in para 129. "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents".

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

East Boldon Forum considers it necessary to participate at the oral stage of 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:

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.:

Re Development in EBNF area of Local Plan Especially site GA2

NPPF 2 - Achieving Sustainable Development Paras 7 and 8: states that the purpose of the planning system is to contribute to sustainable development including...supporting infrastructure...to address social progress.

SCHOOLS:

EBNF cannot see how the required number of school places for families living in the EBNF area will be deliverable without a clear understanding of LA future plans for new school places to serve residents of EBNF area. With 1204 new homes scheduled to be built in and close to the Forum Area. If solutions are available, they have not been shared with EBNF, so we cannot understand how the current plan will work in terms of sustainability.

- Because of this, the Reg 19 LP fails to comply with NPPF 2 Para 7 and 8 Social and economic objectives.

HEALTH:

The same comment/ objection applies to the failure of the LP to set out how NPPF 2 para 7 and 8 is to be addressed when it comes to providing medical infrastructure; doctors, pharmacies, dentists, hospital places.

- The Reg 19 LP Fails to comply with NPPF 2 Para 7 and 8 Social and economic objectives.

TRANSPORT:

In terms of road and rail infrastructure, plans are set out to improve both but it is acknowledged in the LP that the rail network improvements envisaged in the LP including the Metro will be much longer-term projects than the housing developments. In the past, unprofitable bus routes have been cancelled, so the Bus Service Improvement Plan is welcome. However, it is likely that the improvements to road and rail infrastructure will be delivered after housing sites have been developed.

Traffic is a very difficult issue for EBNF because we already have one of the highest car ownerships in the country and our roads are already at capacity. Our Forum engages with the ST Highways department on a regular basis because of existing problems with our over-crowded streets and congested roads. 1204 new homes with owners all needing to use the road infrastructure will put our roads under even greater strain and will generate even more road congestion, parking problems and atmospheric pollution, further reducing air quality.

- The Reg 19 LP fails to comply with NPPF 2 Para 7 and 8 environmental objective.

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.:

For the reasons set out above East Boldon Forum contend that site GA2 should be removed from the list of sites proposed under policy SP7 or the number of homes proposed be significantly reduced from the 263 currently on the Local Plan.

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral stage 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:

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?:

## Policy SP26: Delivering Sustainable Transport

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:

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.:

Re Site GA2 + Cleadon Lane Industrial Estate (474 Homes)

TRANSPORT:

In terms of road and rail infrastructure, plans are set out to improve both but it is acknowledged in the LP that the rail network improvements envisaged in the LP including the Metro will be much longer-term projects than the housing developments. In the past, unprofitable bus routes have been cancelled, so the Bus Service Improvement Plan is welcome. However, it is likely that the improvements to road and rail infrastructure will be delivered after housing sites have been developed.

Traffic is a very difficult issue for EBNF because we already have one of the highest car ownerships in the country and our roads are already at capacity. Our Forum engages with the ST Highways department on a regular basis because of existing problems with our over-crowded streets and congested roads. 1204 new homes with owners all needing to use the road infrastructure will put our roads under even greater strain and will generate even more road congestion, parking problems and atmospheric pollution, further reducing air quality.

- The Reg 19 LP fails to comply with NPPF 2 Para 7 and 8 environmental objective.

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.:

Proposed Modification

Remove site GA2 or significantly reduce the 263 homes proposed for this site.

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

East Boldon Neighbourhood Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Policy 51: Improving capacity on the road network

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:

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.:

Site GA2

Appendix 2 in the Infrastructure Delivery Plan (Pages 61 - 81) tabulates the planned changes to existing roads and public transport including new cycling and walking pathways. Many of these projects have an indicative phasing date of 2030 at the earliest, after much of the new development has been built, which renders the SP25 Infrastructure objective 1 (page 150 in the LP) of ensuring that 'infrastructure is delivered as an integral part of development' somewhat meaningless.

NPPF Plan Making, Para 16(b) States the LP should be prepared positively, in a way that is aspirational but deliverable

It is difficult to see how the Plan can be deliverable when the infrastructure required to make new housing liveable is absent. Is deliverability linked to section 106 in EBNF area? How much can our LA rely on section 106 for infrastructure when it is gifted by developers? Traffic is a very difficult issue for EBNF because we already have one of the highest car ownerships in the country and our roads are already at capacity. Our Forum engages with the ST Highways department on a regular basis because of existing problems with our over-crowded streets and congested roads. 1204 new homes with owners all needing to use the road infrastructure will put our roads under even greater strain and will generate even more road congestion, parking problems and atmospheric pollution, further reducing air quality.

- The Reg 19 LP fails to comply with NPPF 2 Para 7 and 8 environmental objective.

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.:

Proposed Modification

Remove GA2 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?:

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination

## Policy 52: Safeguarding Land for Metro and Rail 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:

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?:

## Policy 53: Airport and Aircraft Safety

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:

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?:

## Policy 54: Waste Facilities

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:

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?:

#### Policy 55: Existing Waste Facilities

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:

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?:

#### Policy 59: Delivering 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:

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.:

Agree with East Boldon Forum response re this enabling policy.

Think it may be unsustainable in the EBNF area under NPPF 2, 7 and 8

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.:

Agree with East Boldon Neighbourhood Forum amendments. Remove or significantly reduce housing numbers on GA2

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

East Boldon Forum is seeking a modification and considers it necessary to participate at the oral part of the examination.

#### Policy 60: Developer Contributions, Infrastructure Funding and Viability

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:

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.:

Agree with East Boldon Forum concerns over developer contributions particularly when it comes to perhaps relying on these to provide essential infrastructure in the EBNF 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.:

Agree with EBNF position on this

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

EBNF is seeking a modification and considers it necessary to participate at the oral part of the examination.

## Your personal details

What is your name?

Name:

Delia McNally

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

East Boldon Neighbourhood Forum member

What is your postal address?

Address:

[REDACTED]

## Regulation 19 Draft Local Plan 2024

bmassam [REDACTED]

Sun 3/3/2024 2:01 PM

To:localplan@southtyneside.gov.uk <localplan@southtyneside.gov.uk>;Local Plan <Local.Plan@southtyneside.gov.uk>;Beryl Massam [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** \*\*\*

Dear Sir/Madam,

In response to the above Local Plan, and before I make my own observations, I wish to state that I fully support any and all observations that are made by the East Boldon Forum, some of which are:

1. SP2/Object to 2.2 – the basis for the calculation of the number of new homes is neither sound nor credible as it uses out of date statistics; using 2014 household projections, which are an overestimate of the 2021 Census
2. SP3/Object to 3.2 – the policy does not deliver sustainable development in the East Boldon Neighbourhood Plan (EBNP) area. With 1860 homes in that area, an additional 474 homes will be detrimental to an already overstretched infrastructure, as well as the unique village character.
3. SP3/Object to 3.4 – the Independent Examiner for the EBNP considered that it was appropriate to retain the Green Belt around the village.
4. SP7/Object to GA2 – the Local Plan claims that 263 new homes at North Farm (inside the EBNP area) will only have a moderate impact on traffic and infrastructure, but the Traffic Assessment and Infrastructure development Plan gives evidence that it will have a considerable impact.
5. SP16/Object to 16.2 – the Local Plan seeks to build at least 263 homes in the EBNP area, but does not take into consideration the already 202 planned homes at Cleadon Lane , nor the 9 at Mayflower Glass; resulting in an overall 26% increase in the size of the village.

My concerns for GA2 are as follows:

1. Major traffic increase – I live on [REDACTED], and witness the increase to daily traffic. This will only increase considerably with the development of 211 homes on the Cleadon Lane and Mayflower sites , as that traffic feeds onto the A184 at the Station Road junction. Most homes will have at least 2 cars. An additional 263 homes at North Farm would feed towards the A184/Boker Lane junction. The traffic from the proposed West Hall Farm site of 259 homes would also pass the environmentally important Boldon Flats and up towards the Station Rd/A184 junction; or up to Fellgate and onto the A184. Both Station Rd and Boker Lane junctions are already log-jammed at busy times, and often cause bumper to bumper traffic, stretching the length of the village. A further note is that the proposed Chuter Ede development will also feed towards the North Farm proposal, effectively causing gridlock there.
2. Our infrastructure is already overloaded with residents not being able to secure local dental and doctor appointments nor school places, especially in the primary schools. I find no definite plans to resolve this fact; other than you 'continue to work closely'.
3. East Boldon has a unique village identity, but the recent plans submitted by the Cleadon Lane developers are simply of the bland, box style. More of such development at Boker Lane will be detrimental to the distinctive character; especially at 26%.
4. The North Farm development would mean that a large area of wildlife corridor and agricultural land would be lost. This land is also a flood risk area (Settlement Boundary Background Paper). All are important



environmental issues and concerns. This area is inside the EBNP , which is supposed to have been adopted; whereas this plan is contrary to it.

I am not sure of how the ST future housing needs have been calculated. Based on the 2014 calculation, there is supposedly the necessity for 5253 homes over a 15 year period 2025 – 2040.

Nett calculations are deemed as:

Total required:	5253 homes
Less homes already committed:	1475
Less completions:	122
Plus losses:	260
Less windfalls:	444
Less Brownfield:	30
New total:	3443 homes required over 15 years.

You are proposing a further increase (263 new homes) to the EBNP area of 1860 homes; and this is despite the 202 homes at Cleadon Lane and the 9 at Mayflower Glass already committed, making a total of 474. This would bring about a 26% increase in homes, without any consideration of the traffic and infrastructure; merely 'continuing to work closely'.

Following this logic over the whole of South Tyneside, if there was a 26% increase to the 68,300 homes in ST (2021 census), there would be a requirement for 17,758 homes, which is totally unsustainable; and therefore a 26% increase within the EBNP area is unsustainable too.

The EBNP (which was adopted), calculated the need for 146 new homes up to 2031, but now this Local Plan is proposing 474. This includes the increase of 202 at Cleadon Lane and 9 at Mayflower, making it 211 since the EBNP was adopted – already well over the 146, without this additional proposal of 263 at North Farm.

The 2024 Local Plan means to 'meet the needs' of the population, and whilst the EBNP also emphasised the need for affordable homes for the younger people and easy-access houses for an aging population, there is no evidence of this amongst the 202 homes proposed for Cleadon Lane. So the Council's plans to meet the needs rings hollow.

Whilst most wouldn't object to the need for housing, it is the amount and types of housing, coupled with the total lack of additional services and infrastructure, which is objectionable.

Yours faithfully,  
Ms Beryl Massam



## Response ID ANON-TJBH-TDSS-6

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-29 15:21:35

## 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.:

Spatial vision a wider ambition Policy No 1 Page 62 ...promoting healthy communities (Chapter 6)

20 year vision identifies 5 key ambitions (No 2) including that residents are healthy and well (2-10) BUT accepts an awareness of the detrimental challenges (2-12) of new development within an oversubscribed small community village (2-11), life expectancy, (2-13) inequalities and meeting the needs of residents) YET plans to impose through the Local Plan 463 additional houses!!

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.:

withdraw allocated GA2 from Plan.

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

yes

## 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 creditable

It uses out of date statistics to calculate the number of new homes needed and this results in an over estimate. The number of homes is based on 2014 household projections, which have been 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.:

Use current and relevant statistics.

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

yes

## 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 EBNF area and the addition of 474 new houses will bring an unsustainable level of growth which will have a detrimental impact on the local infrastructure of the area and on the distinctiveness 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.:

withdraw policy.

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

yes

### 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/made 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 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.:

With draw GA2

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

### Policy SP23: Sports Provision and Playing Pitches

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.:

Local Plan has not addressed the EBNP 2021 and specifically sporting hubs.

11.64 states identifying key sporting hubs.....not done.....Southtyneside Leisure department have been aware over past two years and have worked with EBNF(subgroup) as to the development of this proposal at the cricket club site.

Not sound and lacks up to date relevant information

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.:

Visit EBNP and accept relevant information

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

yes

## 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.:

Policy 50 does not contain sufficient detail about how physical infrastructure will be provided in new developments specifically in EBNF boundary. There is a thematic approach cutting across all Plan policies which highlights "policies seeking to improve health and wellbeing for residents (page 12 chapter 6; Promoting Healthy Communities)

How on earth can the enlargement of a small village by 26% 463 new houses ENHANCE the wellbeing of its residents when infrastructure (schools, medical facilities, road network) is at near capacity ?

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. "Mitigation Measures" becomes a well worn phrase within the Plan which is meaningless if not enacted upon and proven. Acknowledgement of policies in existing local Neighbourhood Plans (Whitburn and East Boldon) should be used because they have been "made" and reflect the wishes of the residents

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

yes.

## Policy 60: Developer Contributions, Infrastructure Funding and Viability

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:

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.:

No evidence of Developers contribution (section 106) policy 60.

Evident loop holes - monies not used locally and where needed.

New Developments sometimes creates a need for additional infrastructure and facilities; - evident in FELLGAT EGARDEN VILLAGE but not in East Boldon

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.:

further explanation of use of section 106 and its allocation

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:  
ROY WILBURN

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-TD3U-8

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-18 13:51:22

### 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.:

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.:

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.:

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.:

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.:

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.:

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:

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.:

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.:

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 Bradbury

What is your email address?

Email address:

[REDACTED]

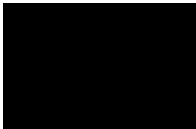
Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:





## Response ID ANON-TJBH-TDSR-5

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-29 16:04:43

### 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.

The Census records 68,300 households whereas the 2014 based projections estimate 71,074. The proposed allocation of the two housing sites in the Green Belt in and adjoining the Cleadon and East Boldon ward arise solely because of the use of these household projections.

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.:

Proposed Modification- The Council should make the case to Government not to use the Standard Method based on the 2014 Household Projections and produce a lower housing requirement figure based on local circumstances and the Green Belt constraints.

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

Yes

### 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 villages of Cleadon and East Boldon. The two proposed housing allocations when added to the schemes at Cleadon Lane and Mayflower Glass will amount to 733 new homes in or adjoining the ward, and a further 400 homes are proposed on a site close to the ward (GA3 Land to North of Town End Farm). This 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 villages. Our villages have conservation areas at their centres and their rural setting in the Green Belt provides their distinctiveness.

These developments would generate the need for an extra 183 primary school places when all schools in the ward are at capacity. They would not be sustainable in terms of the extra traffic generated and its impact on the junctions on the A184 and on the railway level crossings.

Object to 3.4 – the policy is not justified, uses out of date evidence and the exceptional circumstances case to amend the Green Belt boundary has not been made. The Green Belt boundary at Cleadon and East Boldon should not be amended. At East Boldon, the Neighbourhood Plan was adopted in 2021 with the Green Belt retained. A large brownfield site has been given permission in principle for 202 homes at Cleadon Lane Industrial Estate. The impact of this site alone already leads residents to question whether the infrastructure in both villages will cope.

Both housing sites would impact on the Wildlife Corridors Network, the green infrastructure corridor and lead to a loss of Grade 3 agricultural 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.:

Retain the Green Belt around Cleadon and East Boldon and so do not allocate housing sites GA2 Land at North Farm and GA4 Land at West Hall Farm.

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

Yes

#### 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

The proposal is not justified and is not effective in delivering sustainable development. This site is currently in agricultural use and within the Green Belt. The site is outside the settlement boundary adopted in the East Boldon Neighbourhood Plan.

If developed, it will reduce the separation between East and West Boldon and East Boldon and South Shields. The majority of the site is within the designated Wildlife Corridor Network and the adjoining field has been identified for its biodiversity importance. Tiledshed Burn flows through the north east corner of the site and there is regular surface water flooding.

The development of 263 homes on the site will have a considerable impact as evidenced by the Traffic Assessment and the Infrastructure Development Plan. Traffic generated by the site will bring additional congestion to the A184 through East Boldon. The Traffic Capacity Assessment shows that it will impact on the Boker Lane junction which is already over capacity at the evening peak.

Object to GA4 – Land at West Hall Farm

The proposal is not justified and is not effective in delivering sustainable development. The site is within the Green Belt and in agricultural use. Part of the site is within the designated Wildlife Corridor Network and close to a SSSI and Local Wildlife Site at Boldon Flats.

The Traffic Assessment states that this site would generate that greatest increase of through traffic in East Boldon, when the junctions at with Station Road and Boker Lane are already over capacity at the evening peak. Traffic from the site will lead to further congestion at the centre of Cleadon village and the traffic assessment recommends traffic lights to control the junction and the Infrastructure Development Plan includes a feasibility study.

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 the allocation of GA2 Land at North Farm and GA4 Land at West Hall Farm.

If the examiner is minded to approve these allocations, it should be on a much reduced site area. It is noted that potential mitigation and enhancement measures linked to the allocation of these sites are outlined in the Green Belt Study (2023) and the South Tyneside Green and Blue Infrastructure (GBI) Strategy (2023). These measures would bring substantial benefits to the area's natural environment.

However, the proximity of these sites to wildlife corridors means that off-site mitigation cannot sufficiently compensate for their loss. We ask that this is considered and an appropriate area of each site adjacent and abutting the relevant wildlife corridor is allocated for mitigation and allowed to remain as Green Belt designation.

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

Yes

#### 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 East Boldon Neighbourhood Plan area -the policy is not sound or justified and does not comply with NPPF. This figure does not include 202 homes at Cleadon Lane which remains subject to conditional approval and has yet to start on site, 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 East Boldon and as result the distinctiveness of the village will be lost. The infrastructure of the village is inappropriate for this increase in size.

Paragraph 9 of the NPPF goes states: These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each 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.:

Proposed Modification - Amend to a figure which takes into account the housing commitments in the Neighbourhood Plan Area and excludes Site GA2 - Land at North Farm.

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

Yes

### 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:

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 18.3 – the policy is not sound as it sets the minimum percentage of affordable homes in East Boldon at 25 % compared with 30 % in Cleadon. The Strategic Housing Market assessment (SHMA) 2023 found there was a need for an additional 361 affordable homes per year in the Borough. However, the Local Plan states that this level of need will be difficult to achieve (Para 8.51). In 2022 the Draft Local Plan proposed a 30% figure for both villages. However, in the Local Plan Viability Testing Report 2023, Cleadon is separated from East Boldon and Whitburn (See Map 22: Affordable Housing Areas).No justification is given for this decision.

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.:

Proposed Modification – Amend the policy to include a 30% for East Boldon.

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

Yes

### Policy 19: Housing Mix

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 -The policy is not sound as it does not meet identified needs for accommodation for the elderly population of the Borough, and is not compliant with guidance.

The Strategic Housing Market Assessment in table 5.4 sets out an assessment of need for different types of older persons accommodation. In total it recognises a projected shortfall of 3,361 units across all classes of accommodation for the elderly by 2040. With regard to category C3, those with a lesser need for support, the table identifies a current shortfall of 470 units rising to 1803 units by 2040.

Without a policy that will actively require developers to consider the provision of accommodation for the elderly from the outset, it is unlikely that the local plan will deliver the housing mix that is required and is identified in its evidence base.

Planning Practice Guidance (Do plans need to allocate sites for specialist housing for older people) states that ‘It is up to the plan-making body to decide whether to allocate sites for specialist housing for older people. Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations. Adding, ‘This may be appropriate where there is an identified unmet need for specialist housing’.

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.:

Proposed Modification-

- 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?:

Yes

## 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:

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-The policy is not sound and does not comply with guidance

Policy 47 sub section 6.1) of the plan states: Homes and Buildings i) Provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces.

The National Model Design Code part 2 (guidance) 183. States: Design codes can support the delivery of housing quality by including Nationally Described Space Standards. These need to be included in local plans or design codes that are adopted in local plans.

With regard to Paragraph: 020 Planning practice guidance, how should local planning authorities establish a need for internal space standards? The Local Planning Authority has compelling evidence of how this issue affected the Cleadon Lane planning application for 202 dwellings, where most of the house types were initially found to be well below the sizes regarded as acceptable.

Adequate room sizes are important in terms of ensuring that there is sufficient space for people with mobility issues, often those associated with the elderly, to navigate furniture and move with ease around a dwelling. The issue of an aging population and the need for dwellings to support independent living into old age is highlighted and addressed in the draft local plan. Technical Design Standards for New Homes, Policy 20 requires all residential dwellings to be designed to be built at least to meet Building Regulations Requirement M4(2). However, without a requirement for minimum room sizes the policy will not be successful in meeting the needs of those people who would most benefit. The RTPI Practice Advice, November 2022 Housing for Older People, endorsed by the Chartered Institute of Housing (CIH) and other campaigning groups, recognises this very issue (Page 41: The nationally described space standard is important in terms of accessibility as internal space is an important aspect of how accessible a home is, and how adaptable it is to changing household needs. People with impaired mobility usually require larger floor areas to accommodate mobility aids and specialist equipment).

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.:

Proposed Modification

As this version of the plan does not yet adopt a design guide, we request the inclusion of the Nationally Described Space Standards within Policy 47 or within Policy 20 Technical Standards.

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

Yes

Your personal details

What is your name?

Name:

Mervyn Butler

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Other Organisation (please specify)

Organisation:

Cleadon and East Boldon Branch Labour Party

What is your postal address?

Address:

[REDACTED]

## Response ID ANON-KS7E-7C1X-W

Submitted to Habitat Regulations Assessment 2024  
Submitted on 2024-02-27 12:10:27

### Introduction

1 Do you have any comments relation to the HRA?

Comments:

Of course it will have an effect more housing will always be that way.

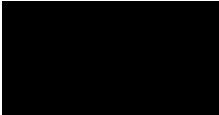
2 What is your name?

Name:  
Brian Goodman

3 What is your email address?

Email:  


4 What is your postal address?

Address:  


5 What is your organisation?

Myself

## Response ID ANON-5JMM-6ZPG-Z

Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-02-26 20:43:53

### Have your say

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

Comments:

I'm totally against this plan of 1200 houses, Hebburn and the surrounding area is swamped with new houses. We have no new infrastructure at all and the amount of desperately needed social or affordable housing will not happen on yet again another site.

2 What is your name?

Name:  
Brian Goodman

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:

[REDACTED]

Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-02-28 08:27:12

## Have your say

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

Comments:

national planning policies require that any development should not increase risk of flooding i would like to know what you are doing to satisfy yourself that the development does not increase flood risk and how are you sure it will work. has the area had a flood risk assesment we will have unsustainable traffic ,, roads and trains full noise and air pollution and bliting of agriculturing land . which is needed for crops as the population increases.

### 2 What is your name?

Name:  
Audrey Lumley

### 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-KS7E-7C1M-J

Submitted to Habitat Regulations Assessment 2024  
Submitted on 2024-02-26 14:03:23

## Introduction

1 Do you have any comments relation to the HRA?

Comments:

The council has developed the local plan to remove green belt around Fellgate, the land is home to various forms of wildlife from rabbits, to bats and birds like, swallows, falcons and peregrine falcon. If the council was taking this responsibility seriously they would be using brownfield sites.

2 What is your name?

Name:  
eric mason

3 What is your email address?

Email:

[REDACTED]

4 What is your postal address?

Address:

[REDACTED]

5 What is your organisation?

Myself

Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-02-26 14:04:37

## Have your say

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

Comments:

The local plan has been not been positively prepared, but 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.

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 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.

### 2 What is your name?

Name:  
eric mason

### 3 What is your email address?

Email:

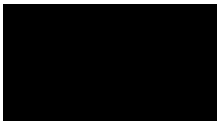
### 4 What is your organisation?

Resident of member of the general public

Organisation:

5 What is your postal address?

Address:



# Response ID ANON-TJBH-TDSG-T

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-26 14:08:47

## 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.:

The local plan has been not been positively prepared, but 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.

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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.:

Policy SP8: Fellgate Sustainable Growth Area should be removed from the Local Plan as there is no need to damage the greenbelt now or at any point in the future.

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:  
eric mason

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-TDSM-Z

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-02-26 11:58:44

## 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, but 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.

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 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.

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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.

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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 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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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.

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The consultation should be started again and the whole local plan looked at with a view not to build on the greenbelt. The announcement on 13 Feb 2024 needs to be taken into consideration and the use of brownfield sites considered, suggesting that a brownfield site cannot be used because it is the wrong place for houses due to its location when there are houses right across the road shows the council only wants to consider the Fellgate greenbelt. With some adaptations the brownfield site could cover all of the greenbelt allocations, but the consultants didnt even take this into consideration.

The consultation was poorly managed as mentioned in question 1 above, the council failed to capture residents opinions and also failed to promote the consultations. So much so around 100 responses were forthcoming, but a petition created on Friday 23rd February, had double the responses in less than 12 hours, and at 9.30am on 26th February had around 800 responses. There is something seriously wrong if one person and a simple posting on a residents Facebook page can get that sort of response but a residents consultation at a great expense and after weeks, received 100+ responses.

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:

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.:

Policy SP8: Fellgate Sustainable Growth Area does not take into account air quality of residents, adding 2000+ cars to an area sat in between A194, A19 and A184 will have a major impact on air quality.

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 Policy SP8: Fellgate Sustainable Growth Area from the local plan.

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:

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.:

Adding 2000+ cars to an area which sits in between three major A roads will significantly impact pollution in the 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 Policy SP8: Fellgate Sustainable Growth Area from the local plan

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

### Policy 7: Flood Risk and Water Management

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 councils own teams said we should not build on the Fellgate greenbelt due to flooding, but the local plan will build 1200 homes. Where is the soundness of that.

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.:

Council should remove Policy SP8: Fellgate Sustainable Growth Area from the local plan.

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

### Policy 8: Flood Risk Assessment and Drainage Strategy

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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Councils own team say that no houses should be built on Policy SP8: Fellgate Sustainable Growth Area due to past flooding, yet 1200 homes could be built in that 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 Policy SP8: Fellgate Sustainable Growth Area from the local plan

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:

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 consultation did not follow current government regulations for house building, the council will not consider brownfield sites one which can be has been derelict for nearly a decade. The consultants also did not include all residents comments in the data to councilors abridging the responses and not including all data. The council could use the brownfield sites for all of the planned greenbelt housing with a little change, but the brownfield site has been earmarked for industry despite not having any proposals for nearly a decade and the council saying that it is in an area which that is not suitable because it has industrial sites at either side. This is an odd statement as the site has houses right across the road and also has similar high end houses on either side of the other business parks in the area.

The council has a poor historic record when it comes to regeneration and using the excuse that brownfield sites can be used for business and not considering its use for housing is not a sound process.

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 local plan should follow the government policy at 13 Feb 2024 and use brownfield sites which are available.

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

## Policy SP17: Strategic Economic Assessment

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 council believes that it can use greenbelt land for homes due to the need to use brownfield sites for regeneration. Sadly the councils history on regeneration is poor, even to the point where it disbanded the team responsible many years ago. This leads the council to believe it can attract business to the borough, and one of the brownfield sites which is extremely large and could accommodate all of the houses that they plan on the greenbelt land with some modification. The trouble is this land has been derelict for nearly a decade, it will no doubt be derelict for another decade but the council and the consultation would not even consider this land to be used for anything other than industrial needs. Even to the point where residents concerns were abridged and this information removed or reduced in the responses information provide to Councillors.

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.:

Brownfield sites should be used over greenbelt for housing as per the governments announcement on 13 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:

Eric Mason

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-TD59-E

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-01 13:39:30

### 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:

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:

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 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.:

I 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 1860 homes in the East Boldon Neighbourhood Plan area and the addition of 474 new homes (202 new homes already with conditional approval at Cleadon Lane Industrial Estate PLUS 9 new homes with permission at the former Mayflower Glass site PLUS the 263 homes proposed at the North Farm site) 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.

I object to 3.4 - the policy is not justified, uses out of date evidence and the "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 needs 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 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:

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.:

I object to the proposed development GA2 "Land at North Farm" as it cannot possibly constitute a sound "Sustainable Development" as laid down in The Draft Local Plan.

I give the following reasons:

- 1) It contradicts the East Boldon Neighbourhood Plan which was agreed at referendum in 2021.
- 2) Re-drawing the Green Belt boundary will reduce the gap to South Shields and effectively merge East and West Boldon, and consequently negatively affect the character and distinctiveness of East Boldon.
- 3) The site is in Flood Zones 2 and 3 and the development would increase the risk of flooding.
- 4) The Sustainability Appraisal states that a significant negative effect is expected in relation to the objective of conserving and enhancing biodiversity.
- 5) The country (UK) cannot afford to lose any Agricultural land in these times of troubled geopolitics.
- 6) There is already no capacity for the 66 extra Primary School places and 33 extra Secondary school places the proposed development would need.
- 7) The Traffic Capacity Assessment shows the development would contribute significant additional traffic to the local transport infrastructure, which is already operating at over full capacity.

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:

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.:

I 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 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?:

### 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.:

I 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 1860 homes in the East Boldon Neighbourhood Plan area and the addition of 474 new homes (202 homes already provisionally approved for Cleadon Lane Industrial Estate Site plus 9 homes already approved for former Mayflower Glass Site plus the proposed 263 homes on the North Farm Site) will bring an unsustainable level of growth (a 26% increase in the size of the village) which will have a detrimental impact on the local infrastructure of the area and of the distinctive 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 SP6: Land at former Chuter Ede Education Centre

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?:

### 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.:

I 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. The development would be a major reversal of the East Boldon Neighbourhood Plan agreed at referendum in 2021.

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.:

I object to 16.2 - Provision of at least 263 homes in the East Boldon Neighbourhood Plan Area - the Policy is not sound or justified.

This figure does not include 202 homes already given conditional approval at Cleadon Lane Industrial Estate or 9 homes with permission at the former Mayflower Glass site. It is not based on housing need, but on an arbitrary allocation of land. The total number of new homes planned (474) will result in a 26% increase in the size of the village and as a 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?:

## Policy 60: Developer Contributions, Infrastructure Funding and Viability

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?:

## Your personal details

What is your name?

Name:

Peter Youll

What is your email address?

Email address:

[REDACTED]

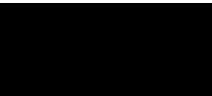
Who are you responding as?

Resident or Member of the General Public

Organisation:

What is your postal address?

Address:





LP0771- Elaine Bennett

[Copy]

bennett elaine [REDACTED]

Sun 3/3/2024 8:35 PM

To: Local Plan <Local.Plan@southtyneside.gov.uk>; [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** \*\*\*

Please find my submission on South Tyneside local plan Reg 19 and associated documents.

Because of significant issues affecting access to the relevant documents in the short consultation period I have not been able to submit my objections via the council portal or on the preferred form. I have also been unable to link objections to the relevant paragraphs in the plan, again because of known and sustained access issues affecting the council website. I believe this should not prevent my objections being considered.

I do not consider the plan to be legally compliant or sound for the following reasons:

1. Lack of accessible information - the council website has faulty links, missing documents, erroneous coding and largely cannot be accessed from South Tyneside hubs, preventing viewing of the hundreds of pages of reports by many local residents. Despite these issues being reported directly to the council there seems to have been no sustained improvement in accessibility. In addition, despite the website stating hard copies were available via council offices this has not been the case meaning residents without internet access have been discriminated against. I would argue this is a breach of the Equality act as it is likely to mean direct discrimination against elderly and disabled residents.
2. Repeated requests for extensions to the very short deadline have been rejected despite the accessibility issues, and lack of a robust internet portal. This has caused a direct disadvantage to residents who are expected to access and absorb an enormous pack of information and data, written in such a way to adversely affect those with communication and language barriers and again potentially discriminating against such residents in potential breach of the Equality act. I understand there are no reports available in other languages or in other formats such as Braille or audio format which is a potential breach of the same act.
3. In the 2016 plan the Fellgate greenbelt was deemed not suitable for development, there is minimal evidence to explain why there has been such a significant change of view to now support reclassification. Government policy is clear that brownfield sites should be prioritised over greenbelt land for development and there is significant brownfield estate across South Tyneside. Developing the greenbelt is the preferred option for developers but we need councils to have a social conscience and not just support profit over people. Other greenbelt areas in South Tyneside have now been removed from the local plan, despite having very similar environmental and risk classification as Fellgate. It is widely known across the borough that council officials are held to account by residents in wards such as Whitburn and Cleadon where the greenbelt is no longer part of the local plan. Developing the Fellgate greenbelt would mean eviction for our tenant farmer who is a third generation farmer whose work supports development of the natural environment from a sustainability perspective.
4. The impacts on local habitats including protected flora and fauna, and migratory species that have rehomed from other developed areas has not been fully evaluated. The tenant farmer advised there had been no environmental impact conducted across his tenanted areas. Decimation of local wildlife is not acceptable and development could take place on brownfield sites at a far lower environmental costs.
5. Public transport in this area is already stretched to capacity and there is no evidence to suggest residents of an additional 1200 homes would choose sustainable transport. South Tyneside council suggest that building additional cycle routes and pedestrian walkways will support a move to public transport. The existing cycle routes across the borough are poorly maintained and a low priority for council support and infrastructure. Bus services have been decimated. The metro service is at peak capacity during rush hours with no known plans for additional carriages. Developing a new village in this location will simply put stretched services under intolerable pressure or force residents to their cars.
6. Impact on local road infrastructure which is already unable to cope with demand. The traffic survey quoted in the plan took place during Covid and bears no resemblance to the current position. The main trunk roads (A194 and A19) are frequently gridlocked with residents often unable to leave the estate via Fellgate Avenue. The council solution is to expand the roundabouts at Mill Lane and Testo's but the current single and 2-lane approaches to these roundabouts cannot sustain the volume of traffic. The exit from the new estate into Durham Drive presents a risk. Fellgate houses 2 primary schools and a residential home for disabled adults with brain conditions. Discharging card from 1200 homes into an existing estate presents a clear risk to residents. Increased carbon monoxide emissions are inevitable and developing the greenbelt reduces the opportunity to offset emissions. The current road network around Fellgate is some of the worst maintained in the borough with a myriad of significant potholes causing risk and damage for residents. Increased traffic will only lead to far greater damage to the road network.

7. We are concerned about access routes for emergency services, particularly given the proposed new tri-station in Hebburn. Increased traffic on the roads and roundabouts across the affected area will restrict emergency vehicle access and cause harm.
8. The proposed development includes primary school provision. These children will need secondary education but there is no provision for expanded secondary placements in the plans. Jarrow and St Joseph's schools are at capacity. Development for families without full consideration of sufficient education spaces means additional impacts on the local infrastructure as children will need to be transported to schools outside of the catchment area with an additional environmental impact.
9. The plan includes provision of a GP surgery. GP surgeries are unable to recruit sufficient doctors to meet current demand. A development of 1200 homes will mean 1200 - 5000 additional people (estimated) needing access to a GP. If homes were split more equitably throughout the borough this would be easier to accommodate. There is a risk that residents of the new estate will be unable to access healthcare through GP or dental provision.

We urge you to consider objections and to support the preservation of the small area of greenbelt which is so important in our deprived ward.

Elaine Bennett



Response ID ANON-5JMM-6ZCZ-6

Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-03-02 17:45:50

Have your say

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

Comments:

I object to the plan in it's entirety.

One of the best things and most attractive things about Fellgate is our beautiful green belt. For South Tyneside council to attempt to reclassify this land suitable for building houses on, is nothing but disastrous for the estate and the wildlife around it.

Despite the apparent "need", the council should be looking to build housing elsewhere. Sometimes, there just isn't the scope to build, and this is one of them cases.

Building houses in this area will not only destroy valuable green belt and the nature it supports, but will increase flooding in already at risk area, massively increase congestion and impact the well being of residents. I wholeheartedly reject and object to the plan on this basis.

If the council needs to hit housing targets and increase it's revenue (that's what a lot of this is about, despite how it's portrayed, just like the relocation of South Tyneside college to free up premium land for development), look elsewhere and build on brown field sites.

2 What is your name?

Name:  
Craig Stephenson

3 What is your email address?

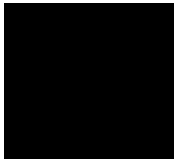
Email:  


4 What is your organisation?

Resident of member of the general public

Organisation:

5 What is your postal address?

Address:  


Submitted to Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report  
Submitted on 2024-03-03 12:09:18

## Have your say

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

Comments:

I would like to challenge the local plan based on my concerns surrounding the soundness of the plans particularly around the following areas  
INCREASED TRAFFIC CONGESTION

There are two entrances to the potential new development from Durham Drive which is a 20mph road that is very busy at the best of times with traffic having to weave in and out of parked cars. However, yellow lines would not resolve this as the side streets are already congested and could not accommodate any additional traffic. If cars were unable to park on Durham Drive, additional 1200 homes would generate a massive amount of extra cars and journeys, and there is no evidence of a recent road traffic survey which I understand to be essential before any new housing to consider traffic flow. There would also be increased bottle necks of traffic leading to Hedworth and onto the dual carriageway. In essence, Fellgate would become totally congested.

FARMLAND

In times where we need to grow our own produce, we should not be destroying the local farmer's livelihood, and also local produce is better environmentally.

LOSS OF HABITAT FOR WILDLIFE

Any potential development will destroy the habitat and ecosystem for our wildlife and urbanise a beautiful green space which in turn will worsen air quality. Animals and humans share a symbiotic relationship, and we need to consider their well-being as well as our own.

POTENTIAL TO INCREASE FLOODING

The estate was flooded in 2012, and me and my neighbours were badly hit. I'm very concerned that the development of the green belt would potentially increase the risk of flooding.

Essentially, I feel that the planned development of the green belt would have devastating consequences for the residents of Fellgate and the wildlife. The area supports our estate, which has been relatively safe for children crossing roads, which I think would be negated by such an increase in traffic on roads which were never meant for this potential volume of traffic.

### 2 What is your name?

Name:

Adela Winton

### 3 What is your email address?

Email:

[REDACTED]

### 4 What is your organisation?

Resident or member of the general public

Organisation:

### 5 What is your postal address?

Address:

[REDACTED]

## Regulation 19 Local Plan Consultation Representation

William Harvey [REDACTED]

Sun 3/3/2024 9:00 AM

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

Cc: William Harvey [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** \*\*\*

Regulation 19 Local Plan Consultation Representation

Paragraph Local Plan

Policy SP8 Fellgate Sustainable Growth Area

I refer to the above which I believe to be neither compliant with duty to cooperate, sound or legally compliant.

### New Homes Requirement

The paragraph numbered 4.35 (page 37) states "Land South of Fellgate offers a unique opportunity to deliver a new sustainable community. It will be well designed and provide an attractive and desirable place to live. Development of the area will respond to the site's spatial context and incorporate all the necessary components to achieve a healthy, liveable, and vibrant new community". The objectives set out are only an opportunity which will take many years to come to fruition and where there are no guarantees that the "opportunity" can be achieved.

The basis of the design and calculations on the sustainable community with shops, a primary school and GP practice is NOT SOUND or actually credible. Many of the statistics used to calculate the number of homes required to be built in South Tyneside are out of date and this has resulted in numbers being over estimated. The number of homes proposed appears to be based on the 2014 household projections, these have been shown to be an overestimate according to the 2021 Census.

### Requirement Connected to New Jobs

In evidence document LSH 2 Employment Area Assessment.xlsx it provides a picture where the 46 Employment sites within South Tyneside are categorised as: 13 good, 13 Average & 20 Poor. In addition the International Advanced Manufacturing Park (IAMP 1 & IAMP 2) are categorised as None: The IAMP buildings are within Sunderland Local Authority boundaries, though the Northern ends of Phase 1 will extend into South Tyneside. It could be argued that "Employment Areas" are atrocious an all-time low, with buildings vacant or retained for employment. Due to the change of employment in the UK to a service based economy, many of the industrial estates operate with low numbers of personnel.

The basis for Fellgate development hinges on the development and completion of the International Advance Manufacturing Park and the anticipated need for housing of the personnel who will work on the site. According to the IAMP web site & documentation only 3 buildings have been developed and are in use covering 623,000 sqft out of a potential 4 million sqft availability situated in the 245 Acres of land, which was green belt that has already been lost.

At this point there are many plots not allocated, nor are there signs of additional significant building works; as stated in document LSH 2 Employment Area Assessment. Phase 1 "Some infrastructure completed. Phase 2 "Requires Infrastructure", the overall number of totally new jobs created and therefore needing housing could be questioned and the new SNOP factory on the site only created an additional 100 roles, and the people working in existing businesses presumably have homes! The first completed

building which is recorded as "The Innovation Centre" completed in 2019 remains empty having been used for CV-19 purposes and as a result the planned tenant took a site across the road next to Nissan.

As South Tyneside Council are a partner in the IMAP venture one can only assume that the building of homes on the land south of Fellgate may attract business to the Fellgate area. This cannot be proven and there is no evidence of (IAMP) being achievable within the timescales of South Tyneside's Local Plan. I have previously noted that the IAMP is within Sunderland local authority area, no evidence can be found on any direct public transport links from Fellgate to the IAMP site. until this is assessed and documented, it has to be assumed that anyone living in the proposed new homes and who may work at IAMP would use their own transport, likely to be a car. This being the case then the assumption is not recorded in the evidence provided in the Local Plan Policy 51 Traffic Assessment.

Based on this analysis SP8 is NOT sound

### Sustainable Development

On page 48 and 49, in column Policy SP8: Fellgate Sustainable Growth Area, item 5 it talks about the things that the Development of this new sustainable community shall deliver"

•  
Under the objectives of Policy SP8, it states "To ensure that there are sufficient new dwellings to meet the needs of the borough's population"

As proposed the 1,200 new homes will be built on the land south of Fellgate. In addition there are 127 houses being built west of the A184 (adjacent to Luke's Lane) this will bring an unsustainable level of growth which will have a significant detrimental impact on the local infrastructure and road network (discussed below and addressed in Policy 51). How will sustainable transport services be provided to town centres, stimulating economic growth.

In document Green Belt: Exceptional Circumstances (2024) paragraph 3.2 it states "Before concluding exceptional circumstances to justify making changes to the Green Belt, the NPPF at paragraph 141 requires that all other reasonable options for meeting the identified needs for development have been examined fully. Any exceptional circumstances will be assessed through the examination of the Plan and consider whether it:

•  
Makes as much use as possible of suitable brownfield sites and underutilised land

From the documenting evidence, this section is NOT Sound, as there are many brownfield and underutilised land sites that have been excluded from the plan for reasons that have not been fully justified.

In a Statement made on 19 December 2023 by Michael Gove Secretary of State for Levelling Up, Housing and Communities, and Minister for Intergovernmental Relations stated:

- "This Government is committed to protecting the Green Belt"
- "Planning policy already includes strong protections to safeguard Green Belt for future generations"
- "The Green Belt is vital for preventing urban sprawl and encroachment on valued countryside"
- "England's cities are already less dense than those of most of our European neighbours"
- "That is environmentally wasteful and economically inefficient"
- "We seek to support the gentle densification of urban areas in preference to the erosion of Green Belt land"
- **"That is why the Government is ensuring it is clear there is generally no requirement on local authorities to review or alter Green Belt boundaries if this would be the only way to meet housing need"**
- "Where a relevant local planning authority chooses to conduct a review, existing national policy will continue to expect that Green Belt boundaries are only altered where exceptional circumstances are fully evidenced and justified, and this should only be through the preparation or updating of plans"
- "The Government is making no changes to the rules that govern what can and cannot be built on land that is Green Belt"
- "We are clarifying in guidance where brownfield development in the Green Belt can occur provided the openness of Green Belt is not harmed"

These statements overall protect Green Belt Land. It can be determined that that the statement: "The Government is ensuring it is clear there is generally no requirement on local authorities to review or alter Green Belt boundaries if this would be the only way to meet housing need" means that there is no targets or requirements on South Tyneside to review or alter Green Belt Boundaries.

Based on this analysis and the statement from the government SP8 is NOT Sound.

### **Transport Infrastructure**

In section iv and v, it talks about "Deliver vehicular access roads" and that "there are no unacceptable impacts on highway safety". The evidence and links to the "Local Plan Policy 51 Traffic Assessment" Stated:

- "that the calculated number of extra trips would be 100" based on this number road improvements have been completed.
- However, further investigations of additional Traffic Assessment have suggested that this figure would be closer to 312 (am) 335(pm).

The Department for Transport statistics document NTS9902a Household car availability by region (North East) for 2022 states:

- No car or van 28%
- One car or van 39%
- Two cars or vans 33%

Hence, can we conclude from these figures that the minimum estimated number of cars or vans for the 1,327 home in the local area would be 955. Consequently, the number of trips to and from the area is anticipated to exceed the initial 100 trips recorded in the first survey and to increase significantly in subsequent investigations. This in turn does not account for any non-resident trips, such as deliveries of mail order shopping and food, much of which has increased wholly as a result of the CV-19 pandemic. As a result, sections IV and V are deemed unsound and may not meet legal compliance.

Therefore, sections iv and v. are NOT SOUND and could NOT be Legally compliant.

Based on this analysis SP8 is NOT Sound.

### **Habitat & Biodiversity**

In section Viii it talks about "Avoid and mitigate the impact of the development on biodiversity, wildlife corridors and ecological designations". Land south of Fellgate is a Green Belt land and in previous assessments such as the councils report "Planning the Future of South Tyneside South Tyneside Strategic Land Review Study Methodology and Results January 2018 (SLR) Ref FG16 with additional evidence in document SF072, it stated

•

The site is a Green Belt.

- It is a habitat creation zone;
- it is a wildlife Corridor and;
- a Local wildlife site.

The study recommends that the linear links between sites of habitat value should be created and promoted, the area is of open aspect and views should be retained. It is considered that developing the site would have a HIGH impact on the landscape & significant mitigation would be required to change this recommendation.

The impact analysis asks "would development on this site impact upon the 5 purposes of the Green belt: the document stated:

- Check unrestricted sprawl of the built-up- area? Result Impact
- Safeguard borough countryside from encroachment? Result Impact
- Prevent merging of south Tyneside with Sunderland, Washington, or Gateshead? Result Impact
- Preserve the special and separate characteristics of the Urban Fringe village? Result No Impact
- Assist in the regeneration of the urban area? Result No Impact

Overall Score: High Impact - Significant mitigation required. Note this assessment assumes that of there is a need to allocate green belt sites for development, then this would be undertaken through the local plan process in a manner that would NOT be contrary to the regeneration of the urban area.

Based on this assessment the current Proposal NOT Sound.

With regard to Biodiversity, the site is classed as category 2, this references:

- A wildlife site,
- Geodiversity site,
- near to a Great Crested Newt Pond,
- A wildlife corridor.
- Protected / DBAP species or inhabitants on the site?
- Lowland Fen Habitats

The site comprises the entire width of a wildlife corridor and includes part of the Calf Close Burn Local Wildlife Site. This is a linear site following the course of a small burn as it flows North across agricultural land and has the largest long-standing seedbed in the borough - See Local Wildlife and Geodiversity Appendices (2010)

Recent ecology studies for this broad area in support of the International Advanced Manufacturing Park have identified that there are Potential Great Crested Newt habitats within 500m of the site, and that there is a barn own habitat on site. It is considered that developing the site would have high impact as it is of a large scale within a wildlife corridor, and the development would impact upon the connectivity of habitats.

Based on this assessment the current Proposal NOT Sound.

### **Flood Risk**

On page 7 of the Policy SP8: Fellgate Sustainable Growth Area, ix it talks about the urban drainage systems.

Historically Fellgate are has been prone to flooding, work was undertaken to install sustainable urban drainage systems (SuDS). This £21million project-built systems to alleviate future flooding, in part this has been successful, although parts of Durham Drive still have localised flood from heavy rain.

The proposals to incorporate new, appropriately designed SuDS state that "Any surface water should discharge into Monkton Burn and Calf Close Burn". Whilst the evidence provides a view that these systems will be successful, however there is little clarity that Monkton Burn and Calf Close Burn will cope with the water discharge from the proposed 1,200 homes.

Whilst no figures can be found that would estimate the amount of water entering these burns it can be assumed that there will be a significant is a risk of surface water flooding from these burns, if not in the immediate area, but further downstream where that land is near sea level. Following recent rains, the burns have overflowed near the culverts on Fellgate estate and covering footpaths near Primrose Nature Reserve,

No evidence can be found on the impact on the biodiversity, the wildlife, the Great Crested Newt Pond, and Wildlife corridor which traverse these burns. This in its self will have a negative effect towards the climate change objectives already stated by the council

Based on this assessment the current Proposal NOT Sound and may be illegal.

### **Communication**

Having attended community meetings on the subject of the local plan I also find the council via its planning department have been seriously lacking in its communication with residents around the plan, to the point of being almost misleading. Documents have not been made available on request at council offices despite claims to the contrary. Access to the "Have Your Say" platform has been intermittent to say the lease via local hubs for residents without computers and representatives at meetings have been ill informed and unable to answer questions, even to the point of stating they were not aware of flooding problems historically on Fellgate!

Despite these difficulties being reported to and accepted by the council on several occasions the council refused to extend the deadline for submissions on this matter.



Overall my view is that the plan is NOT compliant with the Councils duty to cooperate, NOR is it sound or legally compliant

**William Harvey**

[REDACTED]

**Resident in the area.**

[REDACTED]

Submitted to Habitat Regulations Assessment 2024  
Submitted on 2024-03-02 17:56:41

## Introduction

1 Do you have any comments relation to the HRA?

Comments:

Habitat

In 2016 South Tyneside Council deemed the Greenbelt land to the South of Fellgate as not suitable for development! What has changed, certainly not the land or activities that happen on it.

The council now seem to be content with the loss of greenbelt and the damage to wildlife in the area, from personal experience these include farmland birds (barn owls, wood pigeons, collared doves, kestrel, yellow hammer and red kites). Other wildlife such as foxes, rabbits, voles, squirrels are on the land.

Furthermore, the development will add to air and noise pollution and eventually light pollution once a development is completed.

I have detailed below specific reasons from the 2016 report that concluded the Greenbelt was marked RED and not identified for development.

Key Designations / allocation of the land

- Green Belt / Great North Forest / Habitat Creation Zone / Wildlife Corridor / Linked Open Space System / Local Wildlife Site / Mineral Safeguarding Area / Coal Authority Resource and Standing Advice

Adjacent Designations /Allocations:

- Green Belt / Great North Forest / Wildlife Corridor / Strategic Trunk Network / Listed Building / Important Archaeological Site / Predominantly Industrial Area / A19 Testos Junction improvements

Greenbelt (High Impact)

- It is considered that developing this site would have a high impact upon the green belt in an important and sensitive location between Gateshead and South Tyneside.
- Development would protrude past established green belt boundaries and significantly reduce separation. Significant mitigation required where appropriate.
- Residential/Economic development would reduce the current 1380m separation distance between Fellgate and the borough boundary with Gateshead by 910m (66%) and distance between Boldon Colliery and the boundary by 72%.
- Would development on this site impact upon the five purposes of the Green Belt?
  - o Yes - Check unrestricted sprawl of the built-up area?
  - o Yes - Safeguard Borough Countryside from Encroachment.
  - o Yes - Prevent merging of South Tyneside with Sunderland, Washington or Gateshead?

Landscape & Townscape (High Impact)

The Landscape Character Study (2012) identifies the site within the Boldon Fell landscape area which is considered predominantly open with long range views.

The study recommends that linear links between sites of habitat value should be created and promoted, and the areas open aspect and views should be retained.

The site is within a wide-open space corridor which provides wide ranging views of the surrounding landscape and countryside. It is considered that developing this site would have a high impact and significant mitigation would be required. The land is Grade 2 or 3A agricultural Land.

Biodiversity (high Impact)

The site comprises the entire width of a wildlife corridor and includes part of the Calf Close Burn Local Wildlife Site. This is a linear site following the course of a small burn as it flows north across agricultural land and has the largest long-standing reedbed in the borough - see Local Wildlife and Geodiversity Sites Technical Appendices (2010).

Recent ecology studies for this broad area in support of a potential international Advanced Manufacturing Park have identified that there are potential Great Crested

Newt habitats within 500m of this site, and there is barn owl habitat onsite. It is considered that developing the site would have a high impact as it is of large scale within a wildlife corridor. Significant mitigation would be required.

- Local Wildlife Site (LWS)
- Great Crested Newt Pond (+500m buffer)
- Wildlife Corridor

Infrastructure & Services (High Impact)

The site is isolated from local shopping services, has good access to open space green infrastructure but is lacking in playing pitch, allotments and children's play area provision.

It is also adjacent to bus stops on the strategic route and trunk network. Local education and community capacity is lacking. It is considered that the site would have a high impact in regard to capacity of and access to infrastructure and services.

It is isolated from services and is of a scale that would put significant pressure on local capacity such as green infrastructure and education and community facilities.

Significant infrastructure investment and mitigation would be required due to the scale of potential development.

#### Suitability and Conclusion

The 2016 report stated, "It is not considered that the site is suitable for development due to the site's overall likely high impacts on green belt, landscape, biodiversity and green Infrastructure, in addition to likely significant pressure on infrastructure capacity".

What has changed since 2016?

Where is the funding for infrastructure changes to come from?

Access via Mill Lane roundabout where the traffic is already above capacity at peak periods, despite road improvements due to increased housing in Hebburn.

Proposed access off Durham Drive will increase traffic to the A194 also on Fellgate Avenue, Hedworth Land etc which is again very heavy now at peak periods. You also need to consider additional delivery and service traffic, not just the 2 car residents' use.

Can Section 106 policy really mitigate the harm to the habitat and feeding grounds for wildlife especially farmland birds?

Wildlife has already been displaced to this green belt land from the IAMP site, where would they go next?

Net gain in Biodiversity legislation needs to be met, this is unfettered land. How are South Tyneside Council going to do that given the size and scale of Green Belt loss proposed? Where else in the borough can biodiversity be increased on this scale?

This is a working farm one of the few left in the borough which has been farmed by the same family for 5 generations. The council is stripping them of their career, livelihood and future!

How are a School, GP Practice and shops going to be created, funded, staffed, and when? Are these to be developed first and stood virtually dormant for years until sufficient houses are built?

Lastly the planners attending meetings seemed oblivious to any flooding issues, clearly not living nearby, or having done any research. The proposal to dump rainwater from houses into two small burns and make it the flooding issue of Mill Dean, and other areas further downstream including a wildlife reserve is ill thought. Given the change in climate to wetter weather with higher downpours and the flash floods seen recently, the existing infrastructure cannot cope now, let alone after another 1200 houses.

Is the council going to guarantee the flood avoidance proposals will work, so that residents have a claim when it doesn't?

#### 2 What is your name?

Name:

William Harvey

#### 3 What is your email address?

Email:

[REDACTED]

#### 4 What is your postal address?

Address:

[REDACTED]

#### 5 What is your organisation?

Myself

## LOCAL PLAN

Iain Calderwood [REDACTED]

Wed 2/28/2024 5:49 PM

To: haveyoursay@southtyneside.gov <haveyoursay@southtyneside.gov>

Cc: 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 wish to object to the Local Plan on the following basis:

### GREEN BELT

The plan proposes building on green belt land. Green belt land should only be developed under exceptional circumstances. This clearly does not apply as the population in South Tyneside is in a long term decline and the council have overstated the number of new houses required. Central government have repeatedly stated the house building targets are not mandatory and that green belt boundaries should not be reviewed to meet housing estimates. Perhaps the "exceptional circumstances" are the council's wish to increase council tax revenue to balance their books.

Green belt land should not be released for development, particularly the area on GA4 , West Hall Farm, Moor Lane. The council have duty to take into account objections from the public when developing a Local Plan. They clearly did not do this when proposing to develop this site. Over 800 objections were raised and ignored.

### SUSTAINABILITY

#### GA4

The plan has not secured the sustainability of Cleadon.

South Tyneside Council's Local Character Plan Area Profile highlights the rural edge along the eastern side of the village providing glimpses of it's historic setting with open fields, hedgerows and a belt of mature trees. This is the land at Moor Lane earmarked for 259 houses and which has been constantly cultivated for centuries and provides produce at a time when this is of prime national importance. This field is haven for wildlife especially since the close link metal fence was erected round the entire circumference of the Sunderland Training Academy. Development of this site would reduce the existing wildlife corridor to little more than the width of the staggered road junction. Development here would not secure the sustainability and vitality of the village of Cleadon. Development will reduce the separation between Sunderland and South Tyneside resulting in urban sprawl.

259 houses will result in at least 300 extra vehicles with associated emissions and resultant road congestion.

Schools are already full.

There is a lack of capacity at Colliery Court medical centre.

The land next to Moor Lane has been under water for weeks and would be considerably worse after the run off from 259 houses.

Sewage capacity is completely inadequate at present with regular spillage close to a bathing beach.

There are brownfield sites that have not been put forward for development. As one Council planner stated at a public meeting "Developers prefer greenfield sites". These sites MUST be given priority over green belt sites.

There is land in the centre of South Shields that is close to transport links and would be ideal for affordable high density housing development. The council should be promoting the regeneration of urban, derelict or industrial land. There are also many unoccupied dwellings in the borough that should be renovated and brought up to modern standards of energy efficiency thus reducing the number of new properties the council THINK they need.

Development of this site in Cleadon will result in houses entirely out of keeping with the village being constructed on uncharacteristically small plots and destroy the open aspect of open fields with views to the coast in the east and Penshaw Monument to the south west.

On the basis of all the above I consider the plan to be unsound.

Iain Calderwood



Response ID ANON-TJBH-TD5Z-F

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-02 13:54:38

### 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)

Details of Representation:

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.

The need for different types of older persons accommodation is set out in the Strategic Housing Market Assessment. However, while the local plan is positively written in trying to secure accessible standards in the housing that is proposed (Policy 20), this is not the same as providing the housing mix that will suit older people.

Without a policy that will actively require developers to consider the provision of accommodation for the elderly from the outset for specific sites, it is unlikely that the local plan will deliver the housing mix that is required. This is especially the case because, as the plan recognises most of the development within the Plan period will be carried out by private developers', as is the case with the North Farm site.

Planning Practice Guidance (Do plans need to allocate sites for specialist housing for older people) states that 'It is up to the plan-making body to decide whether to allocate sites for specialist housing for older people. Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations. Adding, 'This may be appropriate where there is an identified unmet need for specialist housing'.

Planning Practice Guidance recognises: 'The location of housing is a key consideration for older people who may be considering whether to move (including moving to more suitable forms of accommodation). Factors to consider include the proximity of sites to good public transport, local amenities, health services and town centres.

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.:

Proposed Modification:

- 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.:

Details of Representation:

Object to 2.2 - out of date statistics to calculate the number of homes needed has been used. The number of homes proposed is based on the 2014 household projections, which have been shown to be an overestimate by the 2021 Census. The draft plan is therefore not sound.

Also, 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. This is set out in my comments in Chapter 3.

The use of figures that are 10 years out of date and which are contradicted by more recent figures undermines the credibility and soundness of the draft plan. The number of households at the 2021 Census was 68,300 and there are currently approximately 72,000 dwellings in the Borough. The older figure set out in the 2023 South Tyneside Strategic Housing Market Assessment set out estimates for the number of households in the Borough in 2023 at a higher level (71,074 at 2014 and 70,762 at 2018 base). The use of these out-of-date figure skew the target number of dwellings needed over the plan period, and results in a situation that requires incursion into the green belt for it to be met.

The proposed allocation of the housing site GA2 and GA4 within the Green Belt of the Cleadon and East Boldon Ward arises solely because of the use of these out of date household projections, and the geographical limitations of South Tyneside, constrained as it is by the North Sea, the River Tyne and the existing green belt.

In 2022 East Boldon Neighbourhood Forum (EBNF) wrote to the Secretary of State for Levelling Up about the constraints of the Green Belt etc., and received a reply on 20 July 2022 which stated that "the standard method does not impose a target, it is still up to the local authority to determine its housing requirement, and this includes taking local circumstances and restraints such as Green Belt into account"

Since then, the Government has consulted on the status of the standard method for calculating the housing requirement. This has resulted in an updated National Planning Policy Framework (NPPF) published on 19 December 2023. In Paragraphs 60 and 61 of the new NPPF there is greater flexibility for local authorities in assessing housing needs.

So local authority has some degree of flexibility and can take local circumstances, such as the Green Belt, into account. However, despite representations at Regulation 18 stage, major incursion into the Green Belt is planned for in the local plan.

The Green belt sites GA2 and GA3 will have a major impact on wildlife and on the villages of Cleadon, and East Boldon, where the issue of traffic and local distinctiveness is of concern.

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.:

Proposed Modification:

A much lower housing requirement figure based on realistic and up to date information, and taking local circumstances and Green Belt constraint into account should be considered.

Modification concerning needs of older people is set out in chapter 3

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.:

Details of Representation: Policy SP3 - Spatial Strategy for sustainable development – P33

SP3.2 "The Plan will...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”

This policy has not been positively prepared to deliver sustainable development in the Cleadon and East Boldon Ward. The proposed development of 263 houses at site GA2, the 400 houses at site GA3 (abutting the ward boundary), the 259 houses at site GA4, along with 202 houses already approved but subject to legal agreement at Cleadon Lane, will result in unsustainable development. For instance, there will be a 26% increase in the number of houses in East Boldon where there will be an unacceptable impact on the ‘distinctive character of the village’. Unlike a newly planned community, existing local services and infrastructure cannot cope with this level of growth.

SP 3.4 “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”

The policy is not justified, uses out of date evidence and the exceptional circumstances case to amend the Green Belt boundary has not been made. 1300 residents supported the East Boldon Neighbourhood Plan in 2021, which adopted a settlement boundary and reflected the residents demand to protect the Green Belt.

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.:

Proposed Modification:

Significantly reduce the number of houses proposed for GA2 and GA3 under policy SP7 to take account of local circumstances.

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.:

Policy SP7, Urban & Village Sustainable Growth Areas, Page 46 – GA2, Land at North Farm

Details of Representation:

The site is within the Green Belt, its removal is not justified, exceptional circumstances have not been met and its inclusion is not effective in delivering sustainable development.

I do not believe that the number of houses proposed for the village of East Boldon that will result from the development of this site is sustainable, and the mitigation proposed for the site is inadequate and undeliverable.

There has been no response to the objections submitted objecting to this site coming forward at the Regulation 18 stage in 2019 and 2022, and the site considerations set out do not provide for the needs of the community or address the issue of loss of habitat/effect on the wildlife corridor. The proposal conflicts with the adopted East Boldon Neighbourhood Plan which was given overwhelming support by the community, as it is outside the settlement boundary approved in the plan, and it fails to respond to many of the objectives the plan sets out.

The development of the site will reduce the gap between Boldon and South Shields, and between East and West Boldon. The Green Belt Study seems to pay scant regard to this aspect, and yet if the Boldon villages are to continue, this function of the Green Belt is of critical importance. Also, the development of the site which is in agricultural use would result in the loss of Grade 3 agricultural land which will have a significant negative effect in relation to the objective of protecting our soils and promoting efficient land use.

The location of the site next to the river Don, and its relationship with the wildlife corridor which affects the North end of the site, is also underplayed in the supporting evidence. The site forms part of the wider green infrastructure corridor and the mitigation measure put forward cannot be dealt with off-site because of the fixed position of the wildlife corridor. Also, there is almost no chance of the landowners of the adjoining field allowing work, given that the site is subject to a development option. The Council has failed to provide any evidence that this could happen.

Realistic on-site mitigation should at the very least exclude the land north of the Public Right of Way (PROW) from the development, retaining this as Green Belt, and increase the gap between Boker Lane and the proposed boundary of the site so that good quality landscaping could be included.



The impact of building 263 houses on this site will have a major negative impact on the infrastructure of the village, especially in relation to the road network and increased traffic. Houses, schools and shops are built alongside the Victorian streets which already experiences heavy traffic and delays. On street parking problems near to the Metro Station have been raised with the Council many times and yet the local plan fails to address this of plan for the impact of increased car numbers.

The site considerations fail to prescribe the type of houses that are needed for the village, especially accommodation for the elderly, or provides a network of Active Travel Routes that would alleviate increased traffic/car numbers (proposals for the PROW should include work to connect it to the Metro Station via Tiledsheds including repairing the existing cycleway which runs parallel to the railway line).

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.:

Proposed Modification:

Site GA2 should be removed from the list of sites proposed under policy SP7 or significantly reduced and modified to reflect the above comments.

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:

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?:

### 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.:

SP16: Housing Supply and Delivery page 84

Details of Representation: 'Making provision for the provision of at least 263 new homes within the designated East Boldon Neighbourhood Forum Area;'

I believe the proposal is not consistent with paragraphs 8 of the NPPF in relation to achieving sustainable development and the three overarching objectives that it sets out:

Economic Objective: I do not believe that the location of site GA2 'is in the right place', there are serious concerns over its impact on wildlife and its effect on the distances between settlements. I do not believe that the plan addresses, identifies or attempts to coordinate the provision of infrastructure in any meaningful or tangible way that can be understood, which reassures its residents or responds to the actual number of new houses that will come forward, including the Cleadon Lane development which has yet to be signed off or start on site.

Social Objectives: The plan fails to sufficiently take into account the effect of the housing numbers proposed on the community of East Boldon, in particular the wellbeing and health of its residents. The local plan will not deliver a range of homes that will meet the need of its residents, nor does the

site considerations’ as set out for site GA2 promote well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs.

Environmental Objective: The proposal for this site will fail to protect and enhance the natural environment and does sufficiently mitigating the loss of green belt and the habitat and open space it provides. The proposals for the site falls short of providing joined up active travel routes that would promote healthy lifestyles and mitigate the effect of increased parking in the village.

Noncompliance with NPPF

I also believe there is non-compliance with Paragraph 9 of the NPPF in so far as the plan, and the proposals for site GA2 does not take local circumstances sufficiently into account. The constraints of the village, where houses, schools and shops are built alongside the already busy A184, and traffic is constantly held up at traffic light-controlled junctions and railway crossings, does not seem to be fully appreciated, properly considered or taken into account. The issue of nuisance parking near the metro station where cars come into the village from outside of the immediate area has been highlighted many times to the Council, but the plan fails to consider this issue, or how the additional houses proposed will affect this. Many residents conclude that should the plan proceed unamended, the character of the village will be destroyed and the needs of the community will not have been met.

The Regulation 19 Local Plan does not properly acknowledge an additional 202 houses proposed for Cleadon Lane, a site that was included in the Regulation 18 document, and a site that still awaits legal agreement before planning permission is formally approved. The consultation over the Regulation 19 stage was conducted using the headline figure of 263 new houses provided by site GA2. This seems at best misleading if not in keeping with the requirements of a transparent examination process. With both sites, East Boldon, a village of around 1,800 dwelling constrained by its Victorian infrastructure and ‘at capacity’ services, will be subject to a growth of 25%.

The effect on the village of East Boldon will be exacerbated by other sites included in the plan that are close to the EBNF area. Site GA4, Land at West Hall Farm, where 259 dwellings are proposed, is immediately adjacent to the Forum’s boundary. Most of the traffic from this site heading North to the access the A19 will travel through East Boldon using Whitburn Road or Moor Lane, and the problem of nuisance parking associated with those travelling into East Boldon to use the Metro system will be made worse. A further 400 dwellings are proposed for site GA3 (Land to North of Town End Farm), which is also adjacent to Forum boundary in the West.

The inclusion of GA2, will result in development that is not sustainable, and will destroy the character and distinctiveness of the village. Its inclusion does not adhere to the commitment embodied within strategic policy SP3 (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.”

South Tyneside Council’s ambition to ensure that the transport infrastructure required to support new development and to improve any deficiencies in existing provision cannot be met in the EBNF area. The aims of Points 1 and 2 in Policy SP25: Infrastructure cannot be fulfilled in terms of the transport infrastructure required and the mitigation needed.

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.:

Proposed Modification

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?:

## 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:

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?:

## 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:

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.:

Policy 18.3iv Affordable Housing (page 92)

Details of Representation

In the East Boldon area, the reduction from 30% affordable homes in the Regulation 18 document to 25% in the current document is disappointing given that this was a need identified in the Neighbourhood Plan consultation process. Linking East Boldon to Cleadon in this context seems nonsensical given the different land values in these distinct settlements.

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.:

Proposed Modification

Policy 18.3 should be amended to retain 30% affordable homes in East Boldon.

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

No

## 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:

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.:

Policy 47- Design Principles (page 143)

Details of Representation:

Policy 47 as currently drafted does not specifically provide for:

1. New development proposals to include a requirement for tree lined streets.
2. The use of nationally Described Space Standards in new development proposals.
3. Creation of places that are safe, inclusive and accessible and which promote health and well-being.

Proposed Modifications:

Comments on Modification 1

The NPPF in paragraph 136 states 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined....

As clearly stated in the NPPF, a planning policy is needed. As this is so fundamentally a part of the design process, EBNF believe that the most appropriate place for this is within Policy 47. (We note that the commentary (11.39) to policy 36 on Page 125, calls for tree lined streets but Policy 36 itself does not refer to the requirement).

I ask that Policy 47, and the supporting commentary be expanded to include reference to the guidance.

Comments on Modification 2

Policy 47 section 6 i) of the plan states: Homes and Buildings i) Provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces.

The issue of an aging population and the need for dwellings to support independent living into old age is highlighted and addressed in the draft local plan. Technical Design Standards for New Homes Policy 20 requires all residential dwellings to be designed to be built at least to meet Building Regulations Requirement M4(2). However, without a requirement for minimum room sizes the policy will not be successful in meeting the needs of those people who would most benefit.

The National Model Design Code part 2 (guidance) 183. States: Design codes can support the delivery of housing quality by including Nationally Described Space Standards. These need to be included in local plans or design codes that are adopted in local plans.

The RTPI Practice Advice, November 2022 Housing for Older People, endorsed by the Chartered Institute of Housing (CIH) and other campaigning groups, recognises this very issue (Page 41: The nationally described space standard is important in terms of accessibility as internal space is an important aspect of how accessible a home is, and how adaptable it is to changing household needs. People with impaired mobility usually require larger floor areas to accommodate mobility aids and specialist equipment).

The Council is aware that house types are being put forward with room sizes well below NDSS and have an opportunity in the local plan to address this.

As this version of the plan does not yet adopt a design guide, we request the inclusion of the Nationally Described Space Standards within Policy 47 or within Policy 20 Technical Standards.

#### Comments on Modification 3

Insufficient weight is given to Inclusive design within Policy 47 or its supporting Commentary. The SHMA report highlights the issue of an aging population and the effect of chronic health conditions, yet little emphasis is placed on the need to address this aspect within the section, Well Designed Places. The design and layout of a housing site is as important to those groups as providing accessible properties.

Planning Practice Guidance, Homes for Older and Disabled People states: 'Inclusive Design acknowledges diversity and difference and is more likely to be achieved when it is considered at every stage of the development process, from inception to completion. However, it is often mistakenly seen as a Building Regulations issue, to be addressed once planning permission has been granted, not at the planning application stage. The most effective way to overcome conflicting policies and to maximise accessibility for everyone is for all parties to consider inclusive design from the outset of the process.

I request that Section 3 of Policy 47 is expanded to reflect paragraph 130 of the NPPF to include the following requirement:

'Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

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.:

#### Proposed Modifications:

##### Modification 1

The NPPF in paragraph 136 states 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined....

I ask that Policy 47, and the supporting commentary be expanded to include reference to the guidance.

##### Modification 2

As this version of the plan does not yet adopt a design guide, I request the inclusion of the Nationally Described Space Standards within Policy 47 or within Policy 20 Technical Standards.

##### Modification 3

I request that Section 3 of Policy 47 is expanded to reflect paragraph 130 of the NPPF to include the following requirement:

'Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

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:

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.:

#### Details of Representation

Policy 50 does not give sufficient detail about how the infrastructure of East Boldon can, or would be reordered, or supported in order to respond to a 25% increase in household numbers.

The constraints of a village subject to this level of expansion is not sufficiently acknowledged or planned for in the local plan. The deliver of the housing numbers, exclusively by the private sector and with development subject to the associated viability tests, raises the uncertainty over if funding will, or can be provided beyond the immediate site area. The absence of firm ideas or information in the plan, for instance over how school places will be dealt with or how medical services will be provided, leads to the conclusion that the plan is poorly prepared and cannot be delivered. The road network and how this impacts the wellbeing of residents, is of particular concern. The constraints of the village, where houses, schools and shops are built alongside the already busy A184, and traffic is constantly held up at traffic light-controlled junctions and railway crossings, does not seem to be fully appreciated or properly considered. The issue of nuisance parking near the metro station, where cars come into the village from outside of the immediate area, and how the additional houses proposed will affect this, is not dealt with by the plan. Indeed earlier versions of the plan seemed to have a better understanding of these issues and their constraints.

As stated elsewhere in this submission, without taking local circumstances into account and meeting the needs of the community in East Boldon in a way that is deliverable and thought through, the development proposed cannot be considered as Sustainable in the way that paragraphs 8 and 9 of the NPPF envisage it to be.

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.:

#### Proposed Modification:

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.

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:  
Joe Thompson

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:

## local plan consultation

joe thompson <[REDACTED]>

Sat 3/2/2024 3:47 PM

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

 1 attachments (41 KB)

Version 9 response (1).docx;

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From Joe Thompson  
[REDACTED]

Please find attached my response to the local plan.

I have tried to do this on-line but I'm unsure that it has been recorded.

Please, acknowledge receipt of this email.

Thank you,

FROM JOE THOMPSON

EMAIL:

Chapter/Policy/page number	Compliance with Statutory Tests	Details of Representation and proposed modifications
Chapter 3- Spatial Vision and Strategic Objectives		
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)	Policy Not Sound	<p><b>Details of Representation:</b> <b>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.</b></p> <p>The need for different types of older persons accommodation is set out in the Strategic Housing Market Assessment. However, while the local plan is positively written in trying to secure accessible standards in the housing that is proposed (Policy 20), this is not the same as providing the housing mix that will suit older people.</p> <p>Without a policy that will actively require developers to consider the provision of accommodation for the elderly from the outset for specific sites, it is unlikely that the local plan will deliver the housing mix that is required. This is especially the case because, as the plan recognises <i>most of the development within the Plan period will be carried out by private developers</i>, as is the case with the North Farm site.</p> <p>Planning Practice Guidance (Do plans need to allocate sites for specialist housing for older people) states that <i>'It is up to the plan-making body to decide whether to allocate sites for specialist housing for older people. Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations. Adding, 'This may be appropriate where there is an identified unmet need for specialist housing'</i>.</p> <p>Planning Practice Guidance recognises: <i>'The location of housing is a key consideration for older people who may be considering whether to move (including moving to more suitable</i></p>

		<p><i>forms of accommodation). Factors to consider include the proximity of sites to good public transport, local amenities, health services and town centres.</i></p> <p><b><u>Proposed Modification:</u></b></p> <p><b>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</b></p> <p><b>2) Amend Policy 19 to include the requirement: Accommodation for the elderly is to be provided as identified in policies listed under Strategic Allocations.</b></p>
<b>Chapter 4 – Strategy for Sustainable Development</b>		
<b>Policy SP2 - Strategy for Sustainable development to meet identified needs, Page 31</b>	<b>Policy Not Sound</b>	<p><b>Details of Representation:</b></p> <p><b>Object to 2.2 - out of date statistics to calculate the number of homes needed has been used. The number of homes proposed is based on the 2014 household projections, which have been shown to be an overestimate by the 2021 Census. The draft plan is therefore not sound.</b></p> <p>The use of figures that are 10 years out of date and which are contradicted by more recent figures undermines the credibility and soundness of the draft plan. The number of households at the 2021 Census was 68,300 and there are currently approximately 72,000 dwellings in the Borough.</p> <p>The older figure set out in the 2023 South Tyneside Strategic Housing Market Assessment set out estimates for the number of households in the Borough in 2023 at a higher level (71,074 at 2014 and 70,762 at 2018 base). The use of these out-of-date figure skew the target number of dwellings needed over the plan period, and results in a situation that requires incursion into the green belt for it to be met.</p>



		<p>The proposed allocation of the housing site GA2 and GA4 within the Green Belt of the Cleadon and East Boldon Ward arises solely because of the use of these out of date household projections, and the geographical limitations of South Tyneside, constrained as it is by the North Sea, the River Tyne and the existing green belt.</p> <p>In 2022 East Boldon Neighbourhood Forum (EBNF) wrote to the Secretary of State for Levelling Up about the constraints of the Green Belt etc., and received a reply on 20 July 2022.which stated that "the standard method does not impose a target, it is still up to the local authority to determine its housing requirement, and this includes taking local circumstances and restraints such as Green Belt into account"</p> <p>Since then, the Government has consulted on the status of the standard method for calculating the housing requirement. This has resulted in an updated National Planning Policy Framework (NPPF) published on 19 December 2023.In Paragraphs 60 and 61 of the new NPPF there is greater flexibility for local authorities in assessing housing needs.</p> <p>So local authority has some degree of flexibility and can take local circumstances, such as the Green Belt, into account. However, despite representations at Regulation 18 stage, major incursion into the Green Belt is planned for in the local plan.</p> <p>The Green belt sites GA2 and GA3 will have a major impact on wildlife and on the villages of Cleadon, and East Boldon, where the issue of traffic and local distinctiveness is of concern.</p> <p><b><u>Proposed Modification:</u></b></p> <p><b>A much lower housing requirement figure based on realistic and up to date information, and taking local circumstances and Green Belt constraint into account should be considered.</b></p>
<b>Policy SP3 - Spatial Strategy for sustainable development – P33</b>	<b>Policy Not Sound</b>	<p><b>Details of Representation</b></p> <p><b><i>SP3.2“The Plan will....Secure the sustainability and vitality of the villages of Cleadon,</i></b></p>

		<p><i>Whitburn and the Boldons by supporting growth which respects the distinctive character of each village”</i></p> <p><b>This policy has not been positively prepared to deliver sustainable development in the Cleadon and East Boldon Ward.</b> The proposed development of 263 houses at site GA2, the 400 houses at site GA3 (abutting the ward boundary), the 259 houses at site GA4, along with 202 houses already approved but subject to legal agreement at Cleadon Lane, will result in unsustainable development. For instance, there will be a 26% increase in the number of houses in East Boldon where there will be an unacceptable impact on the ‘distinctive character of the village’. Unlike a newly planned community, existing local services and infrastructure cannot cope with this level of growth.</p> <p><b><i>SP 3.4 “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”</i></b></p> <p>The policy is not justified, uses out of date evidence and the exceptional circumstances case to amend the Green Belt boundary has not been made. 1300 residents supported the East Boldon Neighbourhood Plan in 2021, which adopted a settlement boundary and reflected the residents demand to protect the Green Belt.</p> <p><b><u>Proposed Modification:</u></b></p> <p><b>Significantly reduce the number of houses proposed for GA2 and GA3 under policy SP7 to take account of local circumstances.</b></p>
<b>Chapter 5 – Strategic Allocations</b>		
<b>Policy SP7, Urban &amp; Village Sustainable Growth Areas, Page 46 – GA2, Land at North Farm</b>	<b>Policy not Sound</b>	<p>Details of Representation:</p> <p>The site is within the Green Belt, its removal is not justified, exceptional circumstances have not been met and its inclusion is not effective in delivering sustainable development.</p>

		<p>I do not believe that the number of houses proposed for the village of East Boldon that will result from the development of this site is sustainable, and the mitigation proposed for the site is inadequate and undeliverable.</p> <p>There has been no response to the objections submitted objecting to this site coming forward at the Regulation 18 stage in 2019 and 2022, and the site considerations set out do not provide for the needs of the community or address the issue of loss of habitat/effect on the wildlife corridor. The proposal conflicts with the adopted East Boldon Neighbourhood Plan which was given overwhelming support by the community, as it is outside the settlement boundary approved in the plan, and it fails to respond to many of the objectives the plan sets out.</p> <p>The development of the site will reduce the gap between Boldon and South Shields, and between East and West Boldon. The Green Belt Study seems to pay scant regard to this aspect, and yet if the Boldon villages are to continue, this function of the Green Belt is of critical importance. Also, the development of the site which is in agricultural use would result in the loss of Grade 3 agricultural land which will have a significant negative effect in relation to the objective of protecting our soils and promoting efficient land use.</p> <p>The location of the site next to the river Don, and its relationship with the wildlife corridor which affects the North end of the site, is also underplayed in the supporting evidence. The site forms part of the wider green infrastructure corridor and the mitigation measure put forward cannot be dealt with off-site because of the fixed position of the wildlife corridor. Also, there is almost no chance of the landowners of the adjoining field allowing work, given that the site is subject to a development option. The Council has failed to provide any evidence that this could happen.</p> <p>Realistic on-site mitigation should at the very least exclude the land north of the Public Right of Way (PROW) from the development, retaining this as Green Belt, and increase the gap between Boker Lane and the proposed boundary of the site so that good quality landscaping could be included.</p> <p>The impact of building 263 houses on this site will have a major negative impact on the</p>
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		<p>infrastructure of the village, especially in relation to the road network and increased traffic. Houses, schools and shops are built alongside the Victorian streets which already experiences heavy traffic and delays. On street parking problems near to the Metro Station have been raised with the Council many times and yet the local plan fails to address this of plan for the impact of increased car numbers.</p> <p>The site considerations fail to prescribe the type of houses that are needed for the village, especially accommodation for the elderly, or provides a network of Active Travel Routes that would alleviate increased traffic/car numbers (proposals for the PROW should include work to connect it to the Metro Station via TilesHeds including repairing the existing cycleway which runs parallel to the railway line).</p> <p>Proposed Modification:</p> <p>Site GA2 should be removed from the list of sites proposed under policy SP7 or significantly reduced and modified to reflect the above.</p>
<b>Chapter 8 – Delivering a Mix of Homes</b>		
<b>SP16: Housing Supply and Delivery page 84</b>	<p><b><i>Policy Not Sound</i></b></p> <p><b><i>Not consistent with the NPPF.</i></b></p>	<p>Details of Representation: ‘Making provision for the provision of at least 263 new homes within the designated East Boldon Neighbourhood Forum Area;’</p> <p>I believe the proposal is not consistent with paragraphs 8 of the NPPF In relation to achieving sustainable development and the three overarching objectives that it sets out:</p> <p>Economic Objective: I do not believe that the location of site GA2 ‘is in the right place’, there are serious concerns over its impact on wildlife and its effect on the distances between settlements. I do not believe that the plan addresses, identifies or attempts to coordinate the provision of infrastructure in any meaningful or tangible way that can be understood, which reassures its residents or responds to the actual number of new houses that will come forward, including the Cleadon Lane development which has yet to be</p>

		<p>signed off or start on site.</p> <p>Social Objectives: The plan fails to sufficiently take into account the effect of the housing numbers proposed on the community of East Boldon, in particular the wellbeing and health of its residents. The local plan will not deliver a range of homes that will meet the need of its residents, nor does the site considerations' as set out for site GA2 promote well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs.</p> <p>Environmental Objective: The proposal for this site will fail to protect and enhance the natural environment and does sufficiently mitigating the loss of green belt and the habitat and open space it provides. The proposals for the site falls short of providing joined up active travel routes that would promote healthy lifestyles and mitigate the effect of increased parking in the village.</p> <p>Noncompliance with NPPF</p> <p>I also believe there is non-compliance with Paragraph 9 of the NPPF in so far as the plan, and the proposals for site GA2 does not take local circumstances sufficiently into account. The constraints of the village, where houses, schools and shops are built alongside the already busy A184, and traffic is constantly held up at traffic light-controlled junctions and railway crossings, does not seem to be fully appreciated, properly considered or taken into account. The issue of nuisance parking near the metro station where cars come into the village from outside of the immediate area has been highlighted many times to the Council, but the plan fails to consider this issue, or how the additional houses proposed will affect this. Many residents conclude that should the plan proceed unamended, the character of the village will be destroyed and the needs of the community will not have been met.</p> <p>The Regulation 19 Local Plan does not properly acknowledge an additional 202 houses proposed for Cleadon Lane, a site that was included in the Regulation 18 document, and a site that still awaits legal agreement before planning permission is formally approved. The consultation over the Regulation 19 stage was conducted using the headline figure of 263</p>
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		<p>new houses provided by site GA2. This seems at best misleading <b>if not in keeping with the requirements of a transparent examination process</b>. With both sites, East Boldon, a village of around 1,800 dwelling constrained by its Victorian infrastructure and ‘at capacity’ services, will be subject to a growth of 25%.</p> <p>The effect on the village of East Boldon will be exacerbated by other sites included in the plan that are close to the EBNF area. Site GA4, Land at West Hall Farm, where 259 dwellings are proposed, is immediately adjacent to the Forum’s boundary. Most of the traffic from this site heading North to the access the A19 will travel through East Boldon using Whitburn Road or Moor Lane, and the problem of nuisance parking associated with those travelling into East Boldon to use the Metro system will be made worse. A further 400 dwellings are proposed for site GA3 (Land to North of Town End Farm), which is also adjacent to Forum boundary in the West.</p> <p>The inclusion of GA2, will result in development that is not sustainable, and will destroy the character and distinctiveness of the village. Its inclusion does not adhere to the commitment embodied within strategic policy SP3 (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.”</p> <p>South Tyneside Council’s ambition to ensure that the transport infrastructure required to support new development and to improve any deficiencies in existing provision cannot be met in the EBNF area. The aims of Points 1 and 2 in Policy SP25: Infrastructure cannot be fulfilled in terms of the transport infrastructure required and the mitigation needed.</p> <p>Proposed Modification</p> <p>Remove or significantly reduce the provision of 263 homes within the designated East Boldon Neighbourhood Forum area.</p>
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Policy 18.3iv Affordable Housing (page 92)	Policy Not Sound	<p>Details of Representation</p> <p>In the East Boldon area, the reduction from 30% affordable homes in the Regulation 18 document to 25% in the current document is disappointing given that this was a need identified in the Neighbourhood Plan consultation process. Linking East Boldon to Cleadon in this context seems nonsensical given the different land values in these distinct settlements.</p> <p>Proposed Modification</p> <p>Policy 18.3 should be amended to retain 30% affordable homes in East Boldon.</p>
Chapter 13 – Well Designed Places		
Policy 47– Design Principles (page 143)	Policy Not Sound	<p><b>Details of Representation:</b></p> <p>Policy 47 as currently drafted does not specifically provide for:</p> <ol style="list-style-type: none"> <li>1. New development proposals to include a requirement for tree lined streets.</li> <li>2. The use of nationally Described Space Standards in new development proposals.</li> <li>3. Creation of places that are safe, inclusive and accessible and which promote health and well-being.</li> </ol> <p><b><u>Proposed Modifications:</u></b></p> <p><b>Modification 1</b></p> <p>The NPPF in paragraph 136 states <i>‘Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. <u>Planning policies and decisions should ensure that new streets are tree-lined....</u></i></p> <p>As clearly stated in the NPPF, a planning policy is needed. As this is so fundamentally a part of the design process, EBNF believe that the most appropriate place for this is within Policy 47. (We note that the commentary (11.39) to policy 36 on Page 125, calls for tree lined</p>

		<p>streets but Policy 36 itself does not refer to the requirement).</p> <p><b><u>I ask that Policy 47, and the supporting commentary be expanded to include reference to the guidance.</u></b></p> <p><b>Modification 2</b></p> <p>Policy 47 section 6 i) of the plan states: <i>Homes and Buildings i) Provide homes with good quality internal environments <u>with adequate space for users</u> and good access to private, shared or public spaces.</i></p> <p>The issue of an aging population and the need for dwellings to support independent living into old age is highlighted and addressed in the draft local plan. Technical Design Standards for New Homes Policy 20 requires all residential dwellings to be designed to be built at least to meet Building Regulations Requirement M4(2). However, without a requirement for minimum room sizes the policy will not be successful in meeting the needs of those people who would most benefit.</p> <p>The National Model Design Code part 2 (guidance) 183. States: <i>Design codes can support the delivery of housing quality by including Nationally Described Space Standards. <u>These need to be included in local plans or design codes that are adopted in local plans.</u></i></p> <p>The RTPi Practice Advice, November 2022 Housing for Older People, endorsed by the Chartered Institute of Housing (CIH) and other campaigning groups, recognises this very issue (Page 41: <i>The nationally described space standard is important in terms of accessibility as internal space is an important aspect of how accessible a home is, and how adaptable it is to changing household needs. People with impaired mobility usually require larger floor areas to accommodate mobility aids and specialist equipment</i>).</p> <p>The Council is aware that house types are being put forward with room sizes well below NDSS and have an opportunity in the local plan to address this.</p> <p><b><u>As this version of the plan does not yet adopt a design guide, we request the inclusion of the Nationally Described Space Standards within Policy 47 or within Policy 20 Technical Standards.</u></b></p>
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		<p><b>Modification 3</b></p> <p>Insufficient weight is given to <u>Inclusive design</u> within Policy 47 or its supporting Commentary. The SHMA report highlights the issue of an aging population and the effect of chronic health conditions, yet little emphasis is placed on the need to address this aspect within the section, Well Designed Places. The design and layout of a housing site is as important to those groups as providing accessible properties.</p> <p>Planning Practice Guidance, Homes for Older and Disabled People states: <i>‘Inclusive Design acknowledges diversity and difference and is more likely to be achieved when it is considered at every stage of the development process, from inception to completion. However, it is often mistakenly seen as a Building Regulations issue, to be addressed once planning permission has been granted, not at the planning application stage. The most effective way to overcome conflicting policies and to maximise accessibility for everyone is for all parties to consider inclusive design from the outset of the process.</i></p> <p><u>I requests that Section 3 of Policy 47 is expanded to reflect paragraph 130 of the NPPF to include the following requirement:</u></p> <p><i>‘Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’</i></p>
<b>Chapter 14 – Transport and Infrastructure</b>		
<b>Policy 50, Social and Community Infrastructure (page 150)</b>	<b>Not Sound</b>	<p><b>Details of Representation</b></p> <p><b>Policy 50 does not give sufficient detail about how the infrastructure of East Boldon can, or would be reordered, or supported in order to respond to a 25% increase in household numbers.</b></p>

		<p><b>The constraints of a village subject to this level of expansion is not sufficiently acknowledged or planned for in the local plan.</b></p> <p><b>The deliver of the housing numbers, exclusively by the private sector and with development subject to the associated viability tests, raises the uncertainty over if funding will, or can be provided beyond the immediate site area.</b></p> <p>The absence of firm ideas or information in the plan, for instance over how school places will be dealt with or how medical services will be provided, leads to the conclusion that the plan is poorly prepared and cannot be delivered.</p> <p>The road network and how this impacts the wellbeing of residents, is of particular concern. The constraints of the village, where houses, schools and shops are built alongside the already busy A184, and traffic is constantly held up at traffic light-controlled junctions and railway crossings, does not seem to be fully appreciated or properly considered. The issue of nuisance parking near the metro station, where cars come into the village from outside of the immediate area, and how the additional houses proposed will affect this, is not dealt with by the plan. Indeed earlier versions of the plan seemed to have a better understanding of these issues and their constraints.</p> <p><b><u>Proposed Modification:</u></b></p> <p><b>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.</b></p>
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Response ID ANON-TJBH-TD7S-A

Submitted to South Tyneside Publication Draft Local Plan 2023-2040  
Submitted on 2024-03-03 16:23:43

## 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.:

As a member of East Boldon Neighbourhood Forum, I would like to agree fully with the submission made by the Forum in this and other sections of the response to the Local Plan and hope that you can add my concerns and modifications. I have been involved in all discussions with the Forum and the community and wish to add my voice to comments made by the Forum and its members.

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:  
Susan Balmer

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-TD5V-B

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-02 15:28:02

## 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.:

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.

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 site GA2 and retain the green belt boundary.

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.:

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.

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.:

Reconsider the housing numbers proposed using up to date information and the latest NPPF so that local circumstances can be taken into account.

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.:

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 which was massively supported. 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.

Part of this site is affected by a wildlife corridor and the mitigation proposed is inadequate and not deliverable.

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 this site from the plan or considerably reduce the number of houses proposed.

Reconsider how environmental mitigation can be addressed.

Provide Active travel route from the site to the village via existing footpaths.

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

No

## 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:

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.:

Details of Representation

In the East Boldon area, the reduction from 30% affordable homes in the Regulation 18 document to 25% in the current document is disappointing given that this was a need identified in the Neighbourhood Plan consultation process. Linking East Boldon to Cleadon in this context seems nonsensical given the different land values in these distinct settlements.

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.:

Proposed Modification

Policy 18.3 should be amended to retain 30% affordable homes in East Boldon.

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

No

## Policy 19: Housing Mix

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 will be ineffective in delivering a housing mix that is needed to meet the needs of local residents.

It is non prescriptive and will allow developers to build what will deliver the maximum profit and not the houses which are needed.

Accommodation for the elderly should be identified for each major site to reflect the need as identified in the supporting evidence,

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.:

Amend 'site considerations' so that local housing need is clearly set out and not in secondary documents.

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.:

The housing numbers coming to East Boldon, some 470, will place a terrible strain on local infrastructure and the local plan does not indicate how this will be addressed. Car ownership in our area is very high and the existing traffic through the village, where houses and schools are built alongside the road infrastructure, is at times intolerable. The plan does not present evidence that considers existing or future car ownership. It does not provide any firm proposals as to how delays, pollution and noise from the additional proposed houses will be dealt with. Indeed because of the constraints of an old village and road network it is hard to see how this can be mitigated. The idea that people are going to hop onto bicycles etc. is just silly. The number of houses proposed for East Boldon will not deliver sustainable development.

The issue of parking in and around the terrace streets next to the Metro is a major source of nuisance to residents. The plan fails to deal with this or how further parking for the additional cars will be met. There is no evidence that this issue has been considered in the context of the housing numbers proposed. The cycle/path from the Metro Station to Tilesheeds, a point close to the proposed site GA2, is in a terrible state of repair and is almost unusable. The plan does not explain or set out how new infrastructure will be provided, or plan for upgrading existing routes such as this path.

The schools in the village are full. The infant school where I am a governor does not have room for expansion or temporary classrooms. The Plan fails to explain how the extra numbers of school places will be met. Given that viability can be used by developers to reduce their contributions, it is unclear how funding will be found, even if it were possible any of the school in the village.

Medical services are full. I understand my local doctors surgery [REDACTED] has stopped taking on new patients. How will this aspect be dealt with? Again, local circumstances are not been considered or taken into account.

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.:

- 1) Reduce the number of houses proposed for East Boldon so that the village and its infrastructure is not overwhelmed.
- 2) Provide clear and deliverable proposals for infrastructure that are proportionate to development proposals.

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:

Eileen Thompson

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-TD5M-2

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-03 20:15:31

## 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.

The proposed allocation of a housing site within the Green Belt in the East Boldon area arises solely because of the use of these household projections. In 2022 East Boldon Neighbourhood Forum stated that it should be possible for the Council to put forward a case for "special circumstances to justify an alternative approach." The Forum wrote to the Secretary of State for Levelling Up about this on 30 June 2022 and received a reply on 20 July 2022. The reply states that "the standard method does not impose a target, it is still up to the local authority to determine its housing requirement, and this includes taking local circumstances and restraints such as Green Belt into account"

Since then, the Government has consulted on the status of the standard method for calculating the housing requirement. This has resulted in an updated National Planning Policy Framework (NPPF) published on 19 December 2023. In Paragraphs 60 and 61 of the new NPPF there is greater flexibility for local authorities in assessing housing needs.

Under paragraph 61, the revised NPPF states that the standard method for calculating housing need, to establish the number of homes required, is now considered as "an advisory starting point". Under the previous NPPF, the standard method was not classified in this way and there was no similar explanatory text.

Due to the above the latest plan is not sound and the Council has not done enough to reduce the number of houses required in its area as it has failed to use the housing numbers as a starting 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:

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.

The plan fails to acknowledge that there are already plan in place to build 202 houses on Cleadon Lane Industrial Estate

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.:

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:

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.:

Object to GA2 – Land at North Farm - This proposal is not justified and is not effective in delivering sustainable development. Nor has the council shown any interest in cooperating with members of the community or East Boldon Neighbourhood Forum.

The proposed development 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.

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.

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.

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.

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.

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.

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 Tilesheeds level crossing is included the impact on this junction is even greater. Similar impact is forecast for the Sunderland Road/ Station Road junction.

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 SP15: Climate Change

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.:

SP15 is inadequate in the current circumstances. Whilst point 2 refers to reducing carbon emissions it does not mandate the use of technologies (e.g. solar panels, heat pumps etc. which can significantly reduce carbon emissions) for new developments.

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.:

SP15 para 2 needs to explicitly mandate the use of available technologies to reduce carbon emissions in all new developments. 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.:

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.

The council's Infrastructure Delivery Plan has no firm proposals to mitigate any of the infrastructure issues (schools, healthcare, transport) caused by the implementation of the local plan.

If 263 is the correct figure for East Boldon then it should INCLUDE the 211 homes already leaving only 52 more properties to be built.

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.:

SP16 should be changed to 52 more properties in the East Boldon Neighbourhood Forum Area as the current plan is dishonest in not recognising the permission already granted for 211 homes in the forum area.

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:

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 Regulation 19 Local Plan does not acknowledge an additional 202 houses proposed for Cleadon Lane, a site that was included in the Regulation 18 document, and which in all probability, will still proceed (the Council was minded to approve this proposed development in 2023, but at the time of preparing the Regulation 19 document had not granted formal permission, it being subject to legal agreement).

Along with a smaller development recently approved at the former Mayflower Glass site, and the Land at North Farm (GA2/163 dwellings included in the Reg 19 plan), some 470 houses could now come forward within the EBNF area. East Boldon, a village of around 1,800 dwelling constrained by its Victorian infrastructure and 'at capacity' services, will be subject to a growth of 26%.

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 19: Housing Mix

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.:

Point 2 of Policy 19 is inadequate.

Point i) - There is no justification for increasing the number of detached homes within the borough, the problem is that there is nowhere for older residents to downsize to within their own neighbourhoods.

Point ii) - This requirement needs to be mandated through a policy which would require developers to provide the type of accommodation described across all neighbourhoods in the borough. Existing residents are not likely to move away from an area they are comfortable in just to downsize, they need properties to be available within the area they are familiar with.

The proposed development at Cleadon Lane is a prime example of the Council allowing a development which would not comply with Policy 19. They are minded to grant permission for (quote from Planning Committee report, 13 February 2023):

"The 202 dwellings proposed comprise a mix of 18 apartments and 184 houses. The dwellings sizes proposed comprise 12 x 1 bed apartments, 6 x 2 bed apartments, 62 x 2 bed houses, 68 x 3 bed houses and 54 x 4 bed houses. All of the houses would be 2-2.5 storeys in height whilst the apartments would be 3 storeys."

But zero bungalows and zero extra care housing. This would have been the ideal site to build a significant number of bungalows allowing existing residents to downsize potentially releasing high quality larger properties to the market.

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 policy needs to state that all developments will include a proportion of suitable accommodation for the elderly and those with special housing needs including bungalows and extra care housing.

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:

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.:

Policy 47 as currently drafted does not specifically provide for:

1. The use of Neighbourhood Plan Design guides to inform local development proposals.
2. New development proposals to include a requirement for tree lined streets.
3. The use of nationally Described Space Standards in new development proposals.
4. Creation of places that are safe, inclusive and accessible and which 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.:

As a minimum comply with the requirements of the NPPF

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:

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.:

Policy SP25 does not outline any infrastructure solutions, nor does the Infrastructure Delivery Plan.

For example, paragraphs 14.10 and 14.11 (p151) address the possible need for additional school places and the reliance on S106 contributions which "may" be sought to include land needed to develop a new school.

Para 4.33 refers to 6 Urban and Village Sustainable Growth Areas at Whitburn Cleadon and East Boldon being able to deliver approx 1108 new homes. This includes 115 at Hebburn but excludes 202 at Cleadon Lane and 9 Mayflower Glass so the true number across the villages is 1204, approximately the same size as the proposed Fellgate development. The plan treats these to developments completely differently, acknowledging the infrastructure requirements at Fellgate (particularly in relation to health and education) but not acknowledging the same in relation to similar sized developments elsewhere. The plan is therefore 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.:

The plan needs to set out the true infrastructure requirements across the villages as it has done for Fellgate. This should include the allocation of land (if necessary) to provide additional school places and healthcare solutions.

Para 4.10 and 4.11 need to mandate the requirement for S106 payments to be made to provide education and healthcare solutions and highlight the sites which will be used to provide them (perhaps reducing the amount of land available for housing development).

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

## Policy 60: Developer Contributions, Infrastructure Funding and Viability

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.:

Policy 60 point 2 - where an applicant contends that the economic viability of a development is not sufficient to fund the required infrastructure then permission to develop the site should be refused. The council should not have to support private developers as they seek to profit from land made available to them. The economics of any site is for the developer to consider before bringing forward any proposals.

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:

Grahame Tobin

What is your email address?

Email address:

[REDACTED]

Who are you responding as?

Resident or Member of the General Public

Organisation:

[REDACTED]

What is your postal address?

Address:

[REDACTED]

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-03 11:23:29

## 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:

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 evidence base for determining the number of houses allocated to East Boldon is not sound, contravenes East Boldon Neighbourhood Plan evidence, adds out of proportion (26% addition) and so unsustainable growth to a small village and is based on out of date figures. Also Regulation 19 Draft Local Plan 2024 only includes one development site in the Forum area. However, the plan makes no mention of the Cleadon Lane site which was granted provisional approval in 2023 for 202 homes or the Mayflower Glass site which has permission for 9 homes. Added to the 263 homes proposed on North Farm, the total increase in the Forum area is 474 homes, a 26% increase in the size of the village without any real consideration of the impact on infrastructure or services.

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.:

See specific comments later in this response.

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:

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 ambition of South Tyneside is to

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:

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.:

Take out the 263 houses allocated to North Farm as they are superfluous to assessed need.

The sites at Cleadon Lane (202 houses) and Mayflower Glass (9 houses), recently given Council approval, alone take the quota for East Boldon village over the housing needs assessment carried out as part of the approved Neighbourhood Plan - which was for 146 properties to 2031. In fact the Local Plan makes no mention of the Cleadon Lane site which was granted provisional approval in 2023. This highlights the total disregard that the Council's draft 2024 Local Plan has for a Neighbourhood Plan which was APPROVED BY THE LOCAL COMMUNITY at referendum in October 2021.

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.:

### 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, which represents an additional 26%, 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. Both issues were at the heart of community responses at consultation events for the production of East Boldon Neighbourhood Plan.

Systra's Traffic Assessment Report in the Local Plan highlights the current deficiencies of the local infrastructure/road network, particularly the A184

corridor through the village and feeder junction roads B1229, Station Road and Boker Lane to cope with traffic. With the addition of new housing within and in close proximity to East Boldon, traffic queues will be even more over capacity. The Victorian nature of the village, where residences and businesses abut the road leaves no margin for expansion. The proposed mitigation measures for the A184 will not be sufficient to reduce traffic to a safe capacity, including pollution emissions. No mitigation, other than modifications to junction signals are proposed for the severely over stretched B1229 and Boker Lane. The former has a full barrier signalised level crossing, hence there are often long queues and so pollution at both ends of this stretch of residential road, set to worsen with exacerbated queueing from new housing developments. The proposed full barriers at Tile Sheds and Boldon level crossings will no doubt have a similar impact on the road network. No assessment of the impact of full barrier level crossings appear in the Local Plan.

‘Wider sustainable transport projects’ - consist of a new park and ride scheme at East Boldon metro station (3.21.9 TCA), no site has been identified. This proposal is not feasible given that the location of the metro station is next to the very busy B1229. The small car park is often over capacity resulting in spillage onto surrounding residential streets. The addition of a future Park and Ride scheme to promote sustainable travel and accommodate increased demand (estimated 24,000 extra passengers per day across STyneside) will add yet more traffic to the road system, potentially encroach into the greenbelt and aggravate the already serious parking problem in surrounding residential streets.

Schools and Surgeries/medical infrastructure are shown to be already at capacity, therefore neither will be sustainable if 26% more houses are developed in 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.:

Reduce the housing allocation for East Boldon, include physical mitigation measures along the A184, B1229 and Boker Lane; create physical diversions to minimise extraneous traffic caused by additional new housing in the surrounding areas.

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.:

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.

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.:

Do not allocate 263 houses at North Farm or use any other Green Belt site within the village.

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:

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 ambition in the Local Plan to move towards being green, healthy and carbon neutral cannot be fully realised in the East Boldon Forum area if the proposed 1204 new houses in the village and other developments in surrounding areas materialise. This is due to the increase in traffic and resultant air and noise pollution, cause by over capacity queueing and the incapacity of the highway infrastructure A184 and feeder roads/ junctions 20, 21, 22 (especially B1229 J22 and Boker lane (J21)), to cope, despite the proposed actions, mitigation measures and incremental roll out of these.

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.:

Reduction in housing allocation in East Boldon (eradicate 263 houses at North Farm) and close surrounding areas.

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:

No

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 ambition in the Local Plan to move towards being green, healthy and carbon neutral cannot be fully realised in the East Boldon Forum area if the proposed 1204 new houses in the village and other developments in surrounding areas materialise. This is due to the increase in traffic and resultant air and noise pollution, cause by over capacity queueing and the incapacity of the highway infrastructure A184 and feeder roads/ junctions 20, 21, 22 (especially B1229 J22 and Boker lane (J21)), to cope, despite the proposed actions, mitigation measures and incremental roll out of these.

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.:

Reduce housing allocation for East Boldon -eradicate 263 houses at North Fram and close surrounding areas.

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:

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 ambition in the Local Plan to move towards being green, healthy and carbon neutral cannot be fully realised in the East Boldon Forum area if the proposed 1204 new houses in the village and other developments in surrounding areas materialise. This is due to the increase in traffic and resultant air and noise pollution, cause by over capacity queueing and the incapacity of the highway infrastructure A184 and feeder roads/ junctions 20, 21, 22 (especially B1229 J22 and Boker lane (J21)), to cope, despite the proposed actions, mitigation measures and incremental roll out of these.

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.:

Reduce housing allocation in East Boldon and close surrounding area.

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

## Policy SP15: Climate Change

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.:

GA 2 North Farm (263 houses) East Boldon

If development on this site is approved it will increase the 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.

It will upset the precarious balance with nature and its role in protecting 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.

It will damage the soil.

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.

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.:

Do not approve development of North Farm site.

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:

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.:

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.

In all Consultations for the East Boldon Neighbourhood Plan the community (including businesses) highlighted the importance of preserving and improving the character of the village. The infrastructure of the village is inappropriate for this increase in size and will have a hugely detrimental effect on the character of the village and loss of community identity that is so important to people who live and work here.

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.:

Reduce housing allocation for the village.

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:

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.:

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

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

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

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

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.

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

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.

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.

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.:

Do not build on North Farm or any other green belt site within East Boldon.

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:

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.:

With respect to East Boldon, A184 corridor and feeder roads and junctions 20, 21, 22 the Traffic Capacity Assessment report shows that queues are set to increase and be exacerbated by predicted traffic increase at both morning and evening peaks due to Local Plan developments. The suggested mitigation measures largely remain the same as in 2022 report, despite these the report acknowledges that queuing will still occur and anticipates it could be substantial. If it is substantial it is 'assumed' that drivers will naturally change their route or change travel plans. Since this statement is unsubstantiated no reliance can be placed on its validity. Therefore it is logical to conclude that should new housing go ahead the Local Plan does not have the ability to address queues that exceed capacity and so condone increasing pollution.

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.:

Eradicated new housing that is set to overload the traffic network/infrastructure.

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:

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.:

There is lack of detail about how appropriate infrastructure would improve health and well being for residents provide and the impact of new developments on new and local communities. This detail is essential considering that road networks, medical facilities and schools are already under pressure and over capacity.

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 detail about how delivery of infrastructure will be achieved and realistic costings identified, for e.g. £ 750,000 for implementation of proposed mitigation measures along the East Boldon A184 corridor is significantly light.

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

### Policy 59: Delivering 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:

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 infrastructure, traffic/roads, schools and health in East Boldon are already at capacity as previously outlined above (SP3) the addition of 26% growth in new housing in the village and developments in close proximity of the Forum area will render the delivery of the Infrastructure Plan impossible within East Boldon.

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.:

Reduce housing allocation in East Boldon and close proximity.

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:  
Lesley Younger

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-TD53-8

Submitted to South Tyneside Publication Draft Local Plan 2023-2040

Submitted on 2024-03-01 14:13:47

## 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.:

Lack of accessible information - website has faulty links, cannot be accessed from south Tyneside hubs, no hard copies available, missing documents.

Repeated requests for extensions refused despite all of the access issues.

In the 2016 plan the Fellgate greenbelt was deemed not suitable for development - what has changed?

Impacts on local habitats including farm birds which have migrated from other developed areas, flora and fauna, lack of robust environmental survey. Loss of prime arable farming land currently used to grow grain, reducing sustainability. Disruption to the wildlife corridor - the plan fragments habitats, such as the pond area, and goes against the Lawton principle of 'bigger, better and more joined up'.

Impacts on sustainable public transport which is already unable to cope with demand.

Impact on health of existing residents as a result of increased traffic and emissions, exacerbated by removal of greenbelt which reduces existing impacts.

Impact on local road infrastructure which is unable to cope with existing demand - frequent gridlocks across proposed access routes to new estate.

Consideration of access routes for emergency services through already gridlocked roads.

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 8: Flood Risk Assessment and Drainage Strategy

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.:

There is nothing to demonstrate that the proposed development of the Fellgate Sustainable Growth Area would not be at risk of flooding and would not increase the flood risk to the existing Fellgate Estate. Fellgate suffers regularly with flooded areas from surface water, including pavements and waterlogged green areas, and many properties suffered severe flood damage in 2012. The flood defences that were put in place following that event barely cope as it is now; if this huge development goes ahead there is nothing to prove that the flood defences would hold and there is a major flood risk to Fellgate Estate, which will already have been made worse by the development at Monkton Gardens. The council have not been able to give Fellgate residents any guarantees that our homes would not be at any further risk.

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:

Jill Doran

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]



## South Tyneside Council

# Regulation 19 Local Plan Consultation Representation Form

Please return this form by midnight on Sunday 25 February 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		Mr
First Name		Neil
Last Name		Morton
Job Title (where relevant)		Director
Organisation (where relevant)		Savills
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	Savills
Client (if relevant)	Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral

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

Paragraph	Key Diagram
Policy	
Policies Map	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		X
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.

In accordance with our representations to Policy SP2, the Key Diagram and Policies Map should be modified to identify land to the south of Allocation SP8 and within the physical boundaries of the A194, A184 and the A19 as safeguarded land.

#### 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.*

See above.

*(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	X	No	
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**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:**

We have an unresolved objection to this part of the Plan which requires participation at the examination where it can be discussed further.

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## 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	X	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.*



Spatial Planning  
South Tyneside Council  
South Shields Town Hall & Civic Offices  
Westoe Road  
South Shields  
NE33 2RL

27 February 2024

Dear Sirs,

**Fellgate Sustainable Growth Area Supplementary Planning Document: Scoping Report**

**Consultation Response**

**Urban Place Lab Ltd on behalf of Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral in relation to the Fellgate Sustainable Growth Area (FSGA)**

**1. Introduction**

- 1.1. Our client is keen to support the production of a Supplementary Planning Document (SPD) to guide the development of the FSGA where our client owns and controls the majority of land identified in Policy SP8 of the Draft South Tyneside Local Plan for the delivery of 1,200 new homes and associated supporting community infrastructure.
- 1.2. Urban Place Lab has been supporting our client on this site since 2016 and has made previous representations in conjunction with Savills and a wider technical team promoting growth of this land and further landholdings on the subject of creating a sustainable extension to the settlement in this location. UPL have prepared a Design Vision and masterplan for the development of the full FSGA which has been submitted to inform the Local Plan.
- 1.3. Consequently, we have a good understanding of the local site constraints and opportunities and have tested design options for the most appropriate form of development on the site.

- 1.4. We therefore welcome the opportunity to collaborate with South Tyneside Council (STC) in drafting an SPD that achieves the desired quality of development and that is deliverable and grounded in the reality of the local conditions.

## **2. Emerging Policy Context**

- 2.1. The SPD Scoping Report identifies Publication Draft Local Plan Policies SP3 and SP8 as the primary policies governing development at the FSGA:

### **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 Village 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.

### **Policy SP8: Fellgate Sustainable Growth Area**

1. Land south of Fellgate is allocated as a sustainable urban extension and will be removed from the Green Belt as shown on the Policies Map and Inset Map 9. The allocation will deliver approximately 1200 homes and supporting infrastructure and community facilities.
2. Development is required to be comprehensively master planned through the Fellgate Sustainable Growth Area Supplementary Planning Document to be prepared by the Council.

3. To ensure that a cohesive development is delivered, the Council will only approve a planning application that adheres to the Fellgate Sustainable Growth Area Supplementary Planning Document and delivers the necessary local and strategic infrastructure.
4. Development at Land south of Fellgate will be permitted in accordance with the principles set out below and other relevant policies within the Local Plan.
5. Development of this new sustainable community shall:
  - i. Provide a mix of house types, tenures and sizes, including 25% affordable housing and self/custom build housing opportunities, in accordance with Policies 19 and 20, with higher densities being close to the public transport network and local centre.
  - ii. Make provision for a well located and connected local centre providing social and community infrastructure of a scale proportionate to the nature of the development and to address local needs. The local centre shall include:
    - a) primary school provision
    - b) opportunities for health care provision. c) local retail facilities
  - iii. Embed sustainable and active travel options and reduce the dominance of car traffic and improve permeability by:
    - a) Enhancing access to existing local facilities and services, where appropriate
    - b) Incorporating convenient and where appropriate, segregated, safe, and high-quality bus, pedestrian, and cycle routes within the site that connects to existing networks within South Tyneside and neighbouring authorities where possible
    - c) Providing access to the remaining Green Belt
    - d) Enhancing access and facilities for pedestrians and cyclists to Fellgate Metro Station
  - iv. Deliver vehicular access roads to the site, from:
    - a) Mill Lane roundabout on the A194;
    - b) Durham Drive.
  - v. Ensure that there are no unacceptable impacts on highway safety or severe residual cumulative impacts on the wider strategic road network in terms of capacity and congestion, including mitigating the impact of the development at White Mare Pool Roundabout.
  - vi. Protect and strengthen the remaining Green Belt by:
    - a) Creating a new defensible Green Belt boundary: and
    - b) Delivering improvements to biodiversity and habitat connectivity.
  - vii. Delivering a well-connected network of good quality green and blue infrastructure provision, including walking and cycling infrastructure, recreational open space and play provision within the development site boundary and within the remaining Green Belt where compatible with the purposes of the Green Belt.
  - viii. Avoid and mitigate the impact of the development on biodiversity, wildlife corridors and ecological designations and where possible enhance through ecological

mitigation, compensation and biodiversity net gain delivery in accordance with Local Plan policies 33, 34, 35 and 36.

ix. Protect existing sustainable urban drainage systems (SuDS) and incorporate new, appropriately designed SuDS. Any surface water should discharge into Monkton Burn and Calf Close Burn.

x. Embed sustainable and high-quality design principles throughout the site and be in accordance with the design code principles set out in the Fellgate Sustainable Growth Area Supplementary Planning Document.

2.2. In addition to the above policy statements, STC has produced a Site Capacity and Opportunities Paper (2024) which provides an indicative draft development concept and headline capacity analysis to achieve 1,200 homes at the FSGA.

2.3. Comments on the content of the above paper need to be considered in the context of this consultation response, given the connection between the content of the SPD with any future application approval and the requirements under SP8 2, 3, 4 and 5 (x.) linking the site to STC's masterplanning capacity work.

### **3. Response to Policy Context**

3.1 Savills has submitted representations separately to the policies of the Publication Draft Local Plan. The response provided below is to inform the preparation of the SPD.

3.2 The Spatial Strategy (Policy SP8) gives special mention to the FSGA at point 5, identifying this as the major new sustainable community within the Local Plan. Consequently, the site is unique in the Local Plan process in that it is the subject of a dedicated SPD, the content and accuracy of which needs to be highly relied upon to deliver a development of the calibre and quality required of the Council's signature site in the Local Plan and major Green Belt release.

3.3 Principles for the FSGA are more specifically set out in point 5 (no's i. to x.) of policy SP8. These 10 principles describe a well-considered development of mixed use, mixed tenure and developed according to principles of sustainable active travel, making provision for integrated green infrastructure and sustainable drainage and we comment on each of these as follows:

3.4 **Policy SP8 5.i.** – We are supportive of the need for a range of house types, tenures and sizes. However, we note that the edge of settlement and Green Belt adjacent location is likely to command demand for an increased percentage of larger properties.

3.5 To achieve a balanced mix across the wider community, as well as arrive at locations for commercial land uses that capture passing trade, the notion of a local centre containing school, healthcare and commercial uses could be reconsidered in favour of locations that are, for a school – more centrally located and walkable, and for commercial uses, in clear view of passing trade.

- 3.6 **Policy SP8 5.ii.** -Further to the above comment, we are of the view that a local centre embedded within the site will not benefit from passing trade which could render the viability of local retail unsustainable. Rather, community uses could be carefully distributed across the site, ensuring more residents are in closer proximity to a range of uses (primary school, local retail, convenience retail (e.g. alongside the A194), existing A3 uses and healthcare etc.), and ensure that these are linked by a network of active travel routes to allow movement on foot/cycle, rather than a singular destination of all infrastructure uses that forces a higher percentage of residents into using the car.
- 3.7 **Policy SP8 5.iii.** – The provision of circa 35ha of land (net) for 1,200 new homes on a 56.3ha site is likely to be insufficient to accommodate segregated bus lanes (if this is indeed the suggestion). While our client supports the introduction of extending bus services through the site from Fellgate, separate land provision for bus services connecting the site the Fellgate (Metro, Boldon (and with potential to link to future services to Nissan/IAMP and adjacent employment sites), the frequency of these services is unlikely to impact on local traffic to such an extent so as to warrant dedicated (and land-hungry) public transport infrastructure corridors.
- 3.8 Integration with existing cycle networks will be possible insofar as the site meets these on its periphery, albeit the closest strategic cycle path is Regional Cycle Path 11 which runs west of the A194, plus traffic free local cycle pathways from the Calf Close Burn greenspace north of Fellgate Avenue towards Fellgate Metro.
- 3.9 Policy SP8 5.iii also requires that ‘access to the remaining Green Belt’ is provided by the FSGA. However, aside from areas outside of the proposed allocation which may be required for the provision of Public Open Space (POS) and Biodiversity Net Gain (BNG), the remainder of this land will continue to function as active farmland, and hence not support further public access.
- 3.10 **Policy SP8 5.iv.** – STC has identified two points of access into the site from the A194 and Durham Drive, respectively. These will need to be tested against local conditions for availability of land (the active West Fellgate Farm utilises a number of access points that interface with these proposed access locations), visibility splays and relation to block dimensions, to ensure efficient land parcels remain after implementation of site access.
- 3.11 For the desired achievement of active travel, these accesses should function with a clear hierarchy, focusing the primary access on the A194 Leam Lane roundabout, and ensure the remaining accesses are priority for pedestrians and cyclists first, along with supporting access by public transport.
- 3.12 Notwithstanding enabling access to the Fellgate Metro, locating the Durham Drive access point central-westwards would ensure a more direct link to the existing Fellgate Primary School and Fellgate Mini Market off Lincoln Way, helping to integrate the proposed allocation with the existing settlement.
- 3.13 **Policy SP8 5.vi.** – This policy states that the Green Belt is to be strengthened through the provision a new defensible boundary and improvements to biodiversity and habitat connectivity. This appears to introduce a conflict of function between



land that is identified for use as public open space and therefore would require elements including recreation and play. Instead, access from new homes which would normally benefit from a visual link towards open space, could provide passive surveillance which via an open landscape outlook which could avoid contrary or competing objectives.

- 3.14 Furthermore, and as identified in our client's representations to the Publication Draft Local Plan, the Green Belt Review into the previous Regulation 18 Draft Local Plan identified land outside of the proposed allocation as also to be removed from the Green Belt and safeguarded for future development which could have led to a preferable integration of land for POS and biodiversity with the allocation for the FSGA. Introducing a strengthened Green Belt boundary at the junction where open space meets housing appears contrary to principles of secured by design and public safety.
- 3.15 In addition, this policy seeks improvements to biodiversity and habitat connectivity. Our client has commissioned specialist advice from EPR regarding the delivery of BNG, the findings of which inform this rep and revised masterplan which identifies the two north/south corridors of the Monkton Burn Calf Close Burn as the priority habitats on the site. Consequently, the maximum benefit of biodiversity enhancement is likely to be gained by enhancing and widening these corridors, rather than focusing on poorer quality hedgerows running along the site's southern boundary.
- 3.16 **Policy SP8 5.vii.** – Developing on the above comment, the provision of open space and play provision south of a reinforced Green Belt boundary is unlikely to arrive at an integrated form of development where homes and play are created as part of an 'ensemble' design and instead suggests poorly segregated land uses, lacking levels of community safety and permitting for supervised play off-site only.
- 3.17 Further comment is made on the Council's draft masterplan concept at point 5 below, but the ambition of a genuine network of green and blue infrastructure will be hard-met on the site if sufficient land is not made available to allow for opening up the existing burns, affording more than minimal space around pylons and overhead cables, or beyond creating dense defensible Green Belt boundaries. We instead recommend that more of a blended approach to the site's southern periphery is adopted that seeks to integrate development with the landscape in a more naturalistic manner and avoids profligate attempts to create new strategic boundaries on private land where these features do not meaningfully or presently exist.
- 3.18 The STC approach to reinforcing the corridor generated by the alignment of overhead cables also seems somewhat at odds with this policy statement. The cable route begins in the northwest corner of the site and links this to the open edge of the site (farthest from the maximum number of new homes, and therefore a poor location for community infrastructure uses). While it is accepted that the pylon corridor (if it is not to be removed by the undergrounding of cables), is best-resolved by being integrated into proposals, in its optimum form it could create a useful SuDS corridor (the topography of the site generally allowing for water attenuation to drain towards this point) but at worst, a narrow strip of green to nowhere.

- 3.19 **Policy SP8 5.viii.** – Intensification of the land use of the site from low-grade arable agriculture to medium to high density residential will necessitate release of land beyond the allocation boundary to create sufficient uplift for biodiversity net gain at the Council's minimum target of 10%. This has been confirmed by specialist advice commissioned by our client from EPR.
- 3.20 In line with comments made in response to SP8 5. vii. and viii., some of the greatest scope for uplift in biodiversity will come alongside the Monkton and Calf Close Burns within (and beyond) the allocation boundary, currently indicated on the Council draft masterplan concept as developed land. Consequently, a reconfiguration of which land parcels should come forward for which land uses will be needed as part of the SPD.
- 3.21 **Policy SP8 5.ix.** – Drainage studies undertaken on behalf of our client by Billingham George & Partners have indicated that drainage on the site travels in a broadly south to north direction. Before discharging into the two on-site burns as required by the Council, water run-off will need to be attenuated on-site at the appropriate level before being allowed to discharge into the burns (there are three of these on site) at greenfield run off rates.
- 3.22 Existing ponds on the site have been confirmed by Northumbrian Water Limited (NWL) as having been constructed for the purpose of alleviating localised flooding associated with land at Fellgate and Durham Drive, and are not suited to accommodating further run-off from the FSGA without expansion or replication.
- 3.23 **Policy SP8 5.x.** – This policy statement implies a link to design policies not yet developed as part of the Fellgate Sustainable Growth Area Supplementary Planning Document. A number of headline principles are contained on page 24 of the Site Capacity and Opportunities Paper (2024) which we will go on to comment on below. Presently however, several of the principles above, and the principles contained on page 24 of the Site Capacity and Opportunities Paper (2024), and as applied to the allocation site, do not appear to relate well to the creation of a beautiful, enduring and successful place as required by the National Design Guide, nor meet the design criteria as set out in Building for a Healthy Life.
- 3.24 The consequent direction of the associated Site Capacity and Opportunities Paper (2024) creates a mismatch between a number of these policy statements and the manner in which the capacity work suggests that they may be implemented.

#### **4 Scope of the SPD**

- 4.1 The Council includes a scope for the SPD at paragraph 4.1 of the consultation paper:
- Provide a vision and strategic objectives for the site;
  - Establish a new defensible Green Belt boundary;
  - Propose compensatory improvements to offset the loss of land from the Green Belt;
  - Define key development principles to ensure a strategic approach to delivery;
  - Provide a masterplan framework, incorporating a design code and principles to ensure a high standard of design;

- Identify requirements for and provide a broad strategy to deliver supporting physical and social infrastructure;
  - Set out requirements for green and blue infrastructure
- 4.2 In line with our client's separate representations in respect of policies SP2, SP3 and SP8 of the Publication Draft Local Plan, we consider that a longer-term vision for this site could be to act as *a demonstrator development for future growth on land south of Fellgate*.
- 4.3 Principles of urban design and place making, interface with the wider landscape, BNG, SuDS/drainage and the integration of community infrastructure can all be explored in the FSGA with a view to achieving a benchmark for wider and more sustainable garden settlement on the whole of the land enclosed by the A194, A184 and A19, and be designed mindful of this future (safeguarded) growth and the next stage review of the Local Plan without prejudicing the current proposed allocation.
- 4.4 To this end, the enclosure of the site with a densely planted boundary, would be contrary to established principles of good place making that require integrations of POS and new homes.
- 4.5 Indeed, the majority of images used in the Council's Site Capacity and Opportunities Paper (2024) (further commentary below), clearly shows an open and *expandable* relationship with the landscape, rather than a boundary that could be considered solely as a line of defence.
- 4.6 It is clear from visits to site, that the entirety of the lands bounded by the A194/A184 and A19 and as previously safeguarded in the Reg 18 Local Plan of 2022, presented the more logical and most obviously defensible area to be removed from the Green Belt, with dual carriageway (and on occasion grade separated) highways with long-established adjacent highway planting forming the boundaries to the wider area.
- 4.7 This contrasts with the poor condition, and often gappy field boundaries identified by the Council in setting an revised boundary for the FSGA.
- 4.8 There are no current Public Rights of Way (PRoW) that traverse the site, and traffic running on the A194/A184 and A19 is permitted at the national speed limited for central reservation separated dual carriageways in the majority of directions (save for sections of Leam Lane). Thus the majority of beneficiaries from the current Green Belt designation are residents of Fellgate facing onto Durham Drive (20mph), for whom a revised Green Belt boundary to the south the site would serve little purpose.
- 4.9 Some enhancement to green infrastructure along the site's northern edge is likely as a consequence of hedgerow retention. Our clients ecological consultants EPR have recommended BNG measures associated with expanding the existing two SuDS ponds (and possibility of an additional attenuation feature in the area).
- 4.10 The proposed revised boundary for the Green Belt runs across open fields in Church Commissioners land holdings, and along only part-enclosed boundary features on land controlled by Laverick Hall Farm Ltd/Dean & Chapter of Durham Cathedral. To achieve a development where landscape, BNG, green infrastructure and new homes are fully integrated, the SPD should consider developing principles of

landscape-led development more reflective of the best practice schemes identified in the Site Capacity and Opportunities Paper (2024).

4.11 The scope of the SPD calls for a masterplan framework and design code. The development of area design codes is informed by the National Model Design Code (MHCLG 2021) which sets out the following structure/content for codes:

- Context - Local character and built heritage
- Movement - Design of the street network, active travel and public transport
- Nature - Design of green infrastructure, play spaces, SUDS and the protection of biodiversity
- Built Form - Density, built form and urban design
- Identity - character of buildings
- Public space - Design and of streets and public spaces
- Uses - Mix of uses and active frontage
- Homes and Buildings - Type and tenure of homes
- Resources - Environmental design, renewable energy provision and low energy networks
- Lifespan - Management and adoption standards

4.12 Clearly the Council is only now consulting on the process of undertaking a site masterplan framework and design code. However, it is alarming that a site development concept (identified on page 22 of the Site Capacity and Opportunities Paper (2024) as an 'Indicative Layout and Block Plan'), has been presented as evidence to the development of site design principles without seemingly having taken account of the process set out in the National Model Design Code, and having arrived at a 'layout' in the absence of a clear design rationale.

4.13 As a consequence, we wish to raise a concern at the prospect of an ill-considered design concept gaining traction where the recognised steps of (inter alia) responding to context, setting out a framework for movement hierarchy and responding to local site conditions, have not been clearly followed.

4.14 This extends to the identification of physical and social infrastructure, and while we share the Council's aspirations for the inclusion of a primary school as part of the FSGA, further work will be necessary to confirm requirements for healthcare. Commercial land uses (retail, business support services for work from home etc. and A3 uses) may also be required to support a sustainable community. Analysis of demand and suitably commercially viable locations will need to be informed by market evidence, not evident in baseline material prepared by the Council to date but something which our client would be keen to contribute towards as part of collaboration on the SPD production.

4.15 The final scoping bullet of the SPD refers to green and blue infrastructure. In discussions held previously with STC, suggestions have been received to the effect that SuDS could be located *south* of the site boundary in the Green Belt. Engineering analysis by BGP of site topography concludes that this land drains *south to north*, and that attenuation features will need to be located centrally/northwards on land identified by the Council as serving POS.

- 4.16 While we would welcome the co-locating of SuDS features within areas (necessarily located in the lowest parts of the site) identified as POS, it has been our technical team's experience that the STC as the Lead Local Flood Authority (LLFA) has resisted the co-locating/co-counting of land identified as both SuDS and POS. The SPD would need to clearly address this point and make allowance for some flexibility of co-located land uses in order for the drainage strategy to work in concert with POS provision on this site as indicated in the Site Capacity and Opportunities Paper (2024).

## **5 Response to Site Capacity and Opportunities Paper (2024)**

- 5.1 We have examined the Site Capacity and Opportunities Paper (2024) that has been produced in support of the FSGA SPD Scoping Report. This work has been split into sections considering densities, capacity (including layout) and place making.
- 5.2 We note the 1-hectare sample areas which have been identified as relevant to the site that extend to some 2.8km in distance from the centre of the site, and note that a number of these examples exhibit development principles (e.g. rear garden depths, compliance with NDSS) that would not be permissible with current planning standards.
- 5.3 Furthermore, there is a discrepancy between the calculation of density for the land identified as 'development' on plans on page 21 and 22 of the document and the 1ha parcels selection (2) of the document in the analysis section. Calculated densities appear to be artificially high due to the exclusion of estate and roads up to the centre line, limited instances of neighbourhood green, other green corridors (e.g. along the nameless burn in the centre of the site) all of which would need to be subtracted from the land available for development or else densities adjusted.
- 5.4 Other than simple density banding of high, medium and low, no development principles are extracted from the review of local densities and the exercise appears to purely inform suggested site capacity, rather than adopt a place driven approach. Place principles only appear at the end of the document, in a back to front fashion where these (and not capacity) should be the drivers for creating a beautiful, enduring and successful places as required by the National Design Guide.
- 5.5 Section 3 proceeds to illustrate (by means of 3D vignettes and reference scheme images) how the density tiles might be achieved on site. These are stated to be fully compliant with Nationally Described Space Standards (NDSS), but clearly include schemes implemented prior to the introduction of NDSS in 2015 (e.g. Derwenthorpe 2007).
- 5.6 Indeed, Derwenthorpe is included in the low-density category (showing an image on page 11 of houses fronting onto an open landscape – clearly not fronting onto a defensible Green Belt boundary), whereas Derwenthorpe is included in the Housing Design Manual (Levitt Bernstein 2018) in the 35 to 90dph category, i.e. medium to high in STC parlance, and therefore a misrepresentation of density as suggested.
- 5.7 There is therefore concern as to the reliability of development and density scenarios identified in the document. Further examples include community development at

Marmalade Lane in Cambridge, a clearly differing viability context to the FSGA site and a development that features car-free areas (it is unclear how these would be supported/received in this location) and examples of 3-storey homes, which it appears will be readily supported on the site by STC but which can prove unpopular with purchasers and home builders the region.

- 5.8 Section 3.2 of the document onwards, considers the application of the identified density ranges to the proposed allocation site. It is noted that the rationale for the proposed boundaries for the site are not contained within the Site Capacity and Opportunities Paper (2024), and from a review of Green Belt, local hedgerows and site topography, there is little to distinguish the site boundary features identified by STC, from those further to the south of the site.
- 5.9 Indeed, the premise of the document appears to be fundamentally driven by capacity and density, rather than by place principles and context. This is further confirmed by the proposed enclosure of the site's south-eastern boundary which follows an arbitrary line across an open field, rather than choosing to follow existing, mature hedgerows along field boundaries south-west of the site.
- 5.10 The net developable area plan on page 18 introduces a location for a new local centre with shopping, healthcare and school provision. This is not supported by diagrams considering access and walkability, cycling isochrones, or a review of patronage from passing trade, which would like confirm this location as inappropriate.
- 5.11 The local centre location is introduced without a clear design rationale. It is assumed that the residents of Fellgate already have access to primary school spaces and healthcare, and the location of these services within the FSGA should be driven by a rationale to serve new residents first, encouraging patterns of active travel and sustainable movement, rather than place the majority of residents outside of 400m and 800m isochrones as per the STC suggested location for these facilities.
- 5.12 The plan on page 18 and associated table also identifies flood basins, incorrectly asserting that the existing infrastructure can be used to accommodate development run-off. Calculations by our client's engineering consultant Billingham George & Partners, conclude that approximately 21,000 m<sup>3</sup> of attenuation capacity would be required for a development of this scale. The corresponding land take (to include maintenance access and pond embankments) is approximately 1.3 x this area or 2.7ha, i.e. more than 5 x the area identified by STC.
- 5.13 Paragraph 4.20 above discusses the co-location of SuDS and POS. The table on page 19 of the document suggest that SuDS provision would be outside of POS, necessitating further land to accommodate both SuDS and POS, with limitations on topography requiring SuDS to be located on land identified by STC as POS (see comments at 4.17 and 4.18 above).
- 5.14 Conversely, the document makes an excessive allowance for land required for the strategic road network. In the context of the Council having declared a climate emergency, requiring 10% of the site for sealed road space feels excessive and could be reduced to somewhere in the region of 2ha.

- 5.15 A number of these calculations have been further tested by ourselves, the results of which are attached in plan form as Appendix A to this consultation response, the purpose of which is form the basis for further discussion and design dialogue, testing and arriving a more appropriate design principles for the site.
- 5.16 The plan in section 3.3.3. highlights emerging opportunities as part of development of a concept for the site. Notable in this diagram is the inclusion of the defining east west link along the alignment of the existing pylons, illustrating linkages eastwards in open (private access) landscape, and (by contrast) the limited number of north-south linkages towards areas proposed for POS and BNG enhancement, south of the development boundary.
- 5.17 Our experience of developments that maintain the strong linearity of similar pylon corridors is that green space is in generally poorly used, unattractive (due to the presence of pylons), and made worse when used as a defining feature, rather than 'lost' within a more organic development layout.
- 5.18 The diagram once again highlights the off-centre and eastward focus for community facilities, consigning the western portion of the site to a 'residential-only' land use future, with little consideration of active travel and sustainable movement.
- 5.19 The majority of development areas on the southern flank and part way along Durham Drive (noting the assumed inclusion of the farm access at this point) are shown as providing frontages and in some cases with views over open space. This demonstrates the conflicting threat running through policy and the SPD Scoping Report that makes frequent reference to defensible boundaries whilst including imagery and plans that require a positive and integrated relationship between POS, development and the wider (Green Belt) landscape.
- 5.20 We support the ambitions to integrate these land uses and suggest that this is most easily achieved by removing the insistence on the creation of a heavy planted boundary along this edge.
- 5.21 Section 3.3.4. further reinforces the constraints-driven, rather than place-based approach that the plan has adopted. The off-centre local centre appears to be disconnected from the main structuring element of the 'pylon park' POS provision and density bands applied with little care other than the briefest of design exercises and not with the robust diligence required to creating a quality place.
- 5.22 This plan is clearer than most in demonstrating the mismatch between the principles in SP8 (especially point 5 onwards) in respect that:
- The local centre is not well located nor connected
  - Sustainable and active travel options to reduce the dominance of car traffic are not achieved when the majority of these routes do not link the primary community infrastructure destinations
  - Habitat connectivity does not appear to have been well-considered (no allowance has been made for widening the Monkton or Calf Close Burns
  - Access to the remaining Green Belt appears to terminate on private farmland

- Green infrastructure is poorly connected, relying heavily on the narrow pylon corridor, not connecting to the green space in the north-eastern corner
- Blue infrastructure (SuDS) does appear to have been considered other than re-using existing basins (something prohibited by NWL)

5.23 We have sought to make correction to the plans in section 3.3.4 and 3.3.5 via the drawing at Appendix A (16006 14A) which makes the following suggested amendments:

- Redistribution of local centre uses around the site and inclusion of the primary school in a southerly location where it can better align to the Green Belt and be accessed more sustainably by residents using active travel
- An improved network of active travel routes along existing green corridors to enhance north-south movement from the existing settlement towards better and more equitably distributed POS on the site's southern boundary
- Ensuring that these same links achieve habitat enhancement by allowing for wider corridors alongside the existing burns
- Aligning green corridors to areas of POS and BNG south of the site boundary and *positively integrated with the edge of the development*, to ensure attractive, well surveilled and accessible green space for all
- Locating of site SuDS in the lowest parts of the site, following naturally occurring drainage cells and helping to break up the monotony of the otherwise 1.2km long pylon corridor
- Introduction of more direct routes for primary site infrastructure, requiring reduced land take/sealed land
- Allowance for easements over on-site watermain/utility infrastructure

5.24 We consider that the above amendments are more likely to arrive at a satisfactory design outcome for the site. Principles identified for the site and SPD as listed on page 24 of the Site Capacity and Opportunities Paper (2024) appear sound when correctly and meaningfully applied to the site.

5.25 To these need to be added the following:

- Development of a hierarchy and movement network that affords the easiest choice of movement to sustainable means
- Develop an on-site SuDS strategy that responds site topography and creates spaces that uses water as a positive design element
- Ensure distributed pattern of land uses creating access to community infrastructure for all
- Apply a landscape led approach that seamlessly blends POS, BNG and development and avoids excessively dense planted boundaries
- Maximise the value of BNG by affording space to natural features capable of achieving the best levels of enhanced BNG
- Absorb on-site features such as pylons and overhead cables into a more fluid design response that reduces the linearity of these elements through adaptations to housing layout and configuration of POS



## **6 Conclusions**

- 6.1 Whilst we have identified criticisms with the Council's approach to relationship to POS and masterplanning response, we remain hopeful that with good design, appropriate sequencing of design analysis and contextual place rationale in line with the National Model Design Code, through collaboration, a more appropriate form of development that accommodates 1,200 homes at the FSGA can be achieved.
- 6.2 With our longstanding activity, promoting the site for Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral, we extend an invitation to STC to allow us to join in the production of the site SPD, explore design analysis collectively, and share technical data on drainage, landscape, ecology and experience on urban design that will lead to the FSGA becoming the place that meets the development vision and aspirational principles set out on page 24 of the Site Capacity and Opportunities Paper (2024) and further expanded upon above.
- 6.3 UPL, and the technical consultancy team representing Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral stand at the disposal of STC to ensure a deliverable, achievable and sustainable form of growth can be provided at Fellgate, and which can serve as a demonstrator for future growth in South Tyneside through the current Reg 19 Local Plan. We look forward to working with STC to advance the SPD over the next 6 months in line with the comments in this document and prior to the submission of the Local Plan.



# Regulation 19 Local Plan Consultation Representation Form

Please return this form by midnight on Sunday 25 February 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)

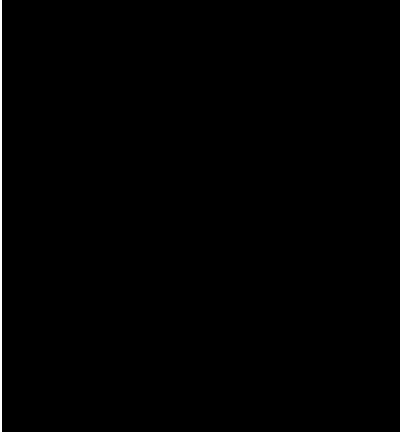
- Part B – Your representation(s)

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		Mr
First Name		Neil
Last Name		Morton
Job Title (where relevant)		Director
Organisation (where relevant)		Savills
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	Savills
Client (if relevant)	Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral

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

Paragraph	
Policy	Policy SP2: strategy for Sustainable Development to meet identified needs
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		X
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.

Policy SP2 sets out the Council's strategy for sustainable development to meet identified needs.

Part 2 of Policy SP2 provides the Council's position that "at least 5,253 new homes" will be required over the 17 year plan period 2023 - 2040. This equates to 309 dwellings per annum. 309 dwellings per annum is based upon the Strategic Housing Market Assessment 2023 whereas the standard method figure is 305 dwellings per annum.

The NPPF (paragraph 11) is clear that "*strategic policies should, as a minimum, provide for objectively assessed needs for housing.*" In planning for 309 dwellings per annum it is clear that the Regulation 19 Local Plan provides for the bare minimum that it possibly could in terms of housing provision to 2040.

Furthermore, the PPG also sets out when it might be appropriate to plan for a higher housing need figure than the standard method. This includes where there are growth strategies for the area, where there are strategic infrastructure improvements, where an authority is taking unmet need from a neighbouring authority, and where previous levels of housing delivery, or previous assessments of need are significantly greater than the outcome from the standard method.

At present there is a lack of evidence which demonstrates that the Council's economic growth aspirations and housing provision levels set by the Plan are aligned and this may justify a higher

housing requirement than set by Draft Policy SP2. Indeed the significant employment growth at the International Advanced Manufacturing Park (IAMP) and Nissan to the south of the Fellgate Sustainable Growth Area means that the Fellgate allocation (Policy SP8) is ideally co-located to accommodate additional housing growth whilst minimising travel distances. It should therefore be the first consideration for additional growth. These matters should be reviewed prior to the submission of the Local Plan.

Notwithstanding, we agree that that the housing requirement set in Policy SP2 should be expressed as a minimum "at least" figure and this is consistent with the NPPF's instruction to significantly boost the supply of new homes.

We submit that the wording should be modified to make clear that the housing requirement represents "net additional" new homes. This makes the policy clear and avoids any ambiguity between net and gross housing completions.

Reference should be made to our representations to Policy SP3 where we set out our concerns in respect of the Spatial Strategy to meet the housing requirement.

#### 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.*

Part 2 of Policy SP2 should be modified (as underlined) to state: “*Deliver at least 5,253 net additional new homes and create sustainable mixed communities.*”

This is required in order to make sure the policy is clear and unambiguous.

*(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	X	No	
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**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**

We have an unresolved objection to this part of the Plan which requires participation at the examination where it can be discussed further.

#### 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	X	No	
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*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.*



# Regulation 19 Local Plan Consultation Representation Form

Please return this form by midnight on Sunday 25 February 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		Mr
First Name		Neil
Last Name		Morton
Job Title (where relevant)		Director
Organisation (where relevant)		Savills
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	Savills
Client (if relevant)	Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral

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

Paragraph	
Policy	Policy SP3: Spatial Strategy for sustainable development
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		X
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.

Policy SP3 provides the Local Plan's Spatial Strategy for sustainable development. It seeks to meet the needs, including housing development, identified in Policy SP2 and provides an overall strategy for the pattern, scale and location of development for doing so.

The spatial strategy is to focus housing in the main urban areas of South Shields, Hebburn, Jarrow; securing sustainability and vitality of the villages of Cleadon, Whitburn and the Boldons; encouraging the re-use of suitable and viable brownfield land; the delivery of housing in sustainable locations through the allocation of sites in the Main Urban Areas and by amending the Green Belt boundary to allocate Urban and Village sustainable growth areas; and the creation of a new sustainable community within the Fellgate Sustainable Growth Area. As the largest housing allocation in the Plan, our client is fully supportive of the Fellgate Sustainable Growth Area as a key component of the spatial strategy.

However, in our response to Policy SP2 we noted that the housing requirement of 5,253 dwellings (309 dwellings per annum) represents the bare minimum that this Local Plan could possibly provide given that it represents local housing need with no uplift. It represents a minimum, not a target. We also set out the circumstances where the PPG identifies it may be appropriate to plan for a higher housing need figure which we do not consider the Plan has currently satisfied such as the alignment between the employment and housing strategies.



In terms of Policy SP3, our principal concern with the Spatial Strategy is that it too provides the bare minimum housing supply to meet the bare minimum local housing need. Furthermore, it is clear that the Regulation 19 Local Plan has been 'shrink-wrapped' from that set out in the Regulation 18 Local Plan, and in doing so, we are concerned that the overall strategy is at high risk of failure with no flexibility. This is illustrated in the table below which is the terms of the Regulation 19 Local Plan housing strategy which also applies to Policy SP16: Housing Supply and delivery:

A	<b>Local Plan minimum housing requirement to 2023</b>	<b>5,253</b>
B	Commitments at November 2023	1,474
C	Completions (net) (April 2023 – November 2023)	122
D	10% lapse rate for commitments on sites not yet started	95
E	Projected demolitions / losses	165
F	Small scale windfalls	444
G	Brownfield register (small sites)	30
	<b>Residual housing requirement = A – B – C + D + E – F – G</b>	<b>3,443</b>
	Housing Allocation sites (in the Main Urban Area)	1,190
	Urban and Village Sustainable Growth Areas	1,108
	Sustainable Urban Growth Area	1,200
	<b>Local Plan allocations Supply</b>	<b>3,498</b>

Source: South Tyneside Council

The table is clear that the Regulation 19 Local Plan is fragile in only 'over-providing' by 55 dwellings (3,498 – 3,443) meaning that if only 56 dwellings fail to come forward over the whole plan period to 2040 then the Plan will fail to meet the bare minimum local housing need. Whilst we have no objection to the sites within the supply, this means that the Plan is not robust and capable of meeting unexpected contingencies such as delivery failure or slippage on one or more sites.

Furthermore, a robust strategy is particularly relevant for South Tyneside where longer-term housing need will be dependent upon further Green Belt release. Given that the Plan provides such limited flexibility/headroom with Green Belt land already required to meet the minimum housing need within the plan period, and noting that one of the contingency measures identified by the Plan (para 8.15, third bullet point) should housing delivery not come forward as predicted is *"a partial and early review of the Plan to release more land for homes"* which could include *"further consideration of releasing additional land from the Green Belt"* (which we fully support) the Council openly recognises that it will continue to need to release further Green Belt land to meet future housing need. Indeed at the Regulation 18 stage, the Council identified the remainder of the FSGA to meet longer-term housing need which is clear evidence that further larger-scale Green Belt release is required with this location being identified as the selected location. We do not consider that the approach of the Regulation 19 plan is consistent with national policy at paragraph 143 of the NPPF. We consider this further below.

### Effectiveness

The terms of Policy SP2 are that "at least" 5,253 new homes should be provided. The clear requirement therefore is that more than 5,253 homes should be provided. However, given that any additional meaningful housing supply beyond that provided by the Plan would naturally require further Green Belt release, this policy of the Plan is not effective. The absence of any tolerance also means that should local housing need increase over the plan period, the Plan will not be able to adapt to meet those needs.

## Buffer

In the Regulation 18 Local Plan, the Council proposed and presented evidence to justify the inclusion of a flexibility buffer to provide 15% more homes than the minimum local housing need. The Council justified this, correctly in our view, stating: *"Buffers are accepted as good practice and would help shield the Plan against any future uplifts in the housing need or in the event that allocated sites do not come forward as currently anticipated."* The Regulation 19 Local Plan now removes that shield and in doing so exposes the Plan to the risks previously guarded by the Council. We submit that the buffer should be reinstated and this approach would be consistent with the NPPF requirements for the Plan to be positively prepared and flexible.

## Safeguarded Land at the FSGA

In the Regulation 18 Local Plan the Council considered allocating the full FSGA for a sustainable new community. This has been our client's longstanding promotion of the site throughout the plan-making process to create an exemplary new community of c.3,000 houses. A Design Vision and evidence to support this has been submitted to the Local Plan process. In the Regulation 18 Local Plan (para 5.14) the Council stated *"due to highways constraints the Plan does not propose to allocate the entire site."* Whilst this is not accepted by our client and evidence has been provided to the contrary, instead the Council proposed in the Regulation 18 Local Plan to allocate part of the FSGA for 1,200 houses and safeguard the remaining land (the only safeguarded land designation in the Plan) to meet longer-term housing need beyond the end of the plan period. In doing so, the Council clearly recognise that the full FSGA represents the location in the Borough for longer-term growth.

In the Regulation 18 Local Plan (para 5.17) the Council, correctly in our view, stated:

*"Safeguarded land to the south of Fellgate is considered necessary for a few reasons. Firstly, it provides permanence to the Green Belt boundaries put in place by the Plan and ensures further reviews of the Green Belt will not be needed at the end of the plan period. Secondly, it provides flexibility and allows for a Plan review if the Council cannot demonstrate five year land supply."*

In doing so, the Council clearly recognised that:

- (i) The housing allocation for 1,200 houses (Policy SP8) represents the first phases of a wider strategic development of the full FSGA;
- (ii) The wider area of land at the FSGA was required and represents the optimum location to meet longer-term housing need for the Borough.

Recognising the above, in our representations to the Regulation 18 Local Plan we submitted that a more strategic and longer-term approach should be taken to the FSGA in order to properly provide for its strategic potential in the Local Plan in accordance with the NPPF (paragraph 22). Our representations were that this Local Plan should allocate the full FSGA but make clear which amount of housing was for this plan period (1,200 houses) and what was for next. This is the approach advocated by national policy to larger-scale sites where delivery would extend beyond the end of the plan period (see NPPF paragraph 22 and PPG ID 61-059-20190315 and 61-083-20211004).

In removing the Safeguarded Land designation we acknowledge that in this Regulation 19 Local Plan the Council only proposes to allocate 1,200 houses (Policy SP8) which we consider is a considerable missed opportunity and a retrograde step which exposes the Plan to serious risk and inconsistency with national policy (paragraph 143) (see earlier).

As a minimum, we submit that the Safeguarded Land designation should be reinstated. Given the limited flexibility in the housing land supply currently identified (see earlier), and the Council's housing delivery contingency measures which includes the early review of the Plan to release more Green Belt land (paragraph 8.15 third bullet), the Council is already acknowledging that it will continue to need to release land in the Green Belt to meet future needs. Indeed this is inevitable given that Green Belt release is required in this plan period. Therefore, this Plan, as a minimum, should reinstate the safeguarded land designation at the FSGA so that the Plan is consistent with the NPPF (paragraph 143) which states that:

*"When defining Green Belt boundaries plans should, where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the Plan period" and "when defining Green Belt boundaries plan should be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the Plan period."*

In summary the Regulation 19 Local Plan fails to be consistent with national policy and is unsound because:

- a) The Borough is tightly constrained by the Green Belt which has not been reviewed for a quarter of a century;
- b) It is already necessary to release Green Belt to provide 2,308 dwellings to meet the minimum housing need over the plan period (66% of allocated supply);
- c) The Plan provides the bare minimum supply to meet the bare minimum need with limited flexibility/headroom;
- d) The housing delivery contingency measures of the Plan already recognise that an early Plan review and further release of Green Belt would be necessary if supply does not come forward as predicated;
- e) The Council's only Safeguarded Land designation in the Plan at the FSGA has been removed so this Plan is now manifestly unable to meet longer-term development needs stretching well beyond the plan period;
- f) Consequently it cannot be demonstrated that Green Belt boundaries will not need to be altered at the end of the Plan period – in fact it is self-evidently the case that they will need to be.

To ensure soundness, we therefore submit that the Safeguarded Land designation of the FSGA should be reinstated in the Local Plan as was the Council's position at Regulation 18. This is also the position of the Home Builders Federation.

We note the Council's position is now that a further Green Belt Study (GBS, 2023) has been undertaken which indicates that high or very high harm would result from releasing any further land from the Green Belt such that the Council considers it "unlikely" (i.e. not definitive) that exceptional circumstances continue to exist to apply a buffer and Safeguarded Land at the FSGA. This is not a conclusion which is recognised or accepted.

Fundamentally, we see no basis for the degree of harm to remaining land at the FSGA outside of the housing allocation to have become more harmful in 12 months since previously assessed in the Council's own Green Belt Assessment (GBA) in 2022. Clearly nothing has changed on the ground. Respectfully, we are concerned that the updated GBS may simply be a 'backfilling' exercise to support the shrunk-down Spatial Strategy. In particular, the 2023 GBS now assesses the FSGA under 4 large land parcels (FE1 - FE4 with FE2 being the land allocated for housing). The definition of the 4 large land parcels is not justified and means the assessment of harm is applied to all land equally without any finer-grain assessment of different areas. Parcel FE3 is assessed as High harm and Parcel FE2 as Very High harm (2023 GBS Figure 4.5).

In the Council's 2022 GBA, the northern part of FE3 when combined with the housing allocation and land to the east, was assessed as 'moderate impact, mitigation feasible' (p.90) - or the same level of harm as the land now allocated. Assessed objectively it is illogical to conclude that the south-eastern tip of the housing allocation is less harmful to the Green Belt than land adjacent to its southern boundary at FE3. These examples illustrate the issues associated with the parcelisation of land for the purposes of assessing harm. In short, we wholly reject the 2023 GBS conclusions as they apply to the land within FE3 and FE4. It is not reliable for plan-making decisions.

The whole of the FSGA (i.e. housing allocation and Safeguarded Land) was assessed in the 2022 GBA as 'adverse impact, some mitigation feasible' and it was found that "*the remaining Green Belt to the south [i.e. beyond the A184] would continue to function as currently in its purpose*". The 2023 GBA has not assessed the FSGA as a whole and therefore the 2022 GBA remains the only available assessment of this. In the 2022 Stage 3 GBA the Council concluded that exceptional circumstances existed to justify designating the remaining land at the FSGA outside of the allocation as Safeguarded Land. We fully support that and consider it remains the sound approach to the Spatial Strategy.

### The Current Spatial Strategy

Notwithstanding our representations above, we are generally satisfied with the broad pattern of development provided by the Spatial Strategy. We agree with the Council's evidence that the Strategy makes as much use as possible of suitable brownfield sites and underutilised land in the Main urban area (i.e. outside of the Green Belt) and that this is insufficient to meet housing need over the plan period. Indeed if no Green Belt release was made, the Plan would fall significant short (2,253 dwellings) of meeting the bare minimum local housing need. We therefore also agree with the Council that exceptional circumstances exist to alter Green Belt boundaries to meet housing need.

We fully support Part 5 of the Spatial Strategy which is to "*create a new sustainable, community within the Fellgate Sustainable Growth Area (Policy SP8) by providing homes and community facilities*." As set out earlier, we submit that this Part of the Strategy should also include Safeguarded Land at the FSGA to meet longer-term housing needs as per the Council's position in the Regulation 18 Local Plan.

The Council has presented clear evidence to justify the inclusion of the FSGA within the Spatial Strategy. This was covered in our representations to the Regulation 18 Local Plan and is not repeated here. Indeed the FSGA is the largest housing allocation in the Plan and is therefore crucial to the overall achievement of the Spatial Strategy.

#### 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.*

Part 5 of Policy SP3 should be modified (as underlined) to state: *“Create a new sustainable community within the Fellgate Sustainable Growth Area (policy SP8) by providing homes and community facilities. The remaining land within the Fellgate Sustainable Growth Area is safeguarded for future development beyond the plan period.”*

Modifications would also be required to the Key Diagram and Policies Map to show the Safeguarded Land - which for the avoidance of doubt, is land south of the housing allocation SP8, east of the A194, north of the A184 and west of the A19.

*(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	X	No	
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**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**

We have an unresolved objection to this part of the Plan which requires participation at the examination where it can be discussed further.

## 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	X	No	
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*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.*



# Regulation 19 Local Plan Consultation Representation Form

Please return this form by midnight on Sunday 25 February 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		Mr
First Name		Neil
Last Name		Morton
Job Title (where relevant)		Director
Organisation (where relevant)		Savills
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	Savills
Client (if relevant)	Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral

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

Paragraph	
Policy	Policy SP8: Fellgate Sustainable Growth Area
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		X
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.

Our client fully supports the principle of Policy SP8 which allocates land to deliver 1,200 houses within the Fellgate Sustainable Growth Area ('FSGA'). We consider this, and the evidence which justifies it, to be soundly based. However, we have also set out objections to Policies SP2, SP3 and SP16 where we consider the Plan is unsound in not including the safeguarded land designation to the remainder of the FSGA as was the Council's own position in the Regulation 18 Plan.

We also consider that Policy SP8 requires modifications and further work through the FSGA Masterplan SPD to ensure the policy is effective in delivering 1,200 houses.

As the largest housing allocation in the Plan at 1,200 houses, the FSGA will make a significant and strategic contribution to the achievement of the Vision and Spatial Strategy of the Plan. In recognition of this, we fully support the identification of the FSGA within the Spatial Strategy (Policy SP3). Given this and the limited flexibility in the Plan, it is vitally important that at least 1,200 houses can be delivered within the allocation boundary.



In this regard, criteria 1 of Policy SP8 states that *“the allocation will deliver approximately 1200 homes...”*. Given the Plan as a whole only provides a surplus of 55 dwellings assuming 1,200 houses are delivered at the FSGA, in our view achieving 1,200 houses must be the minimum requirement of Policy SP8 (see response to Policies SP3 and SP16).

For these reasons, it is also imperative that achieving 1,200 houses must be held as the **priority objective** of Policy SP8 – that is it’s principal purpose to contribute to meeting the identified housing need of the area.

### Capacity

The Council has produced a Site Capacity and Opportunity Paper (2024) as evidence to support Policy SP8. Page 22 provides an Indicative Layout Plan and Block Plan which is based upon the Land-use Budget at page 19. The Land-use Budget identifies that 35 hectares (net) of land within the allocation boundary shall be developed for housing. At an average density of 35 dwellings per hectare, a capacity of can be 1,200 houses achieved. Our client fully supports that. However so that Policy SP8 is effective, it is of utmost importance that the Council’s identified 35 hectares (net) of land can be developed for housing within the allocation boundary alongside the other site requirements of Policy SP8 and other relevant policies of the Plan. For the reasons explained earlier, achieving 35 hectares (net) of residential land and 1,200 houses within the allocation must therefore be the **priority land-use objective of the allocation** to the Plan.

In order to be effective, the Council must demonstrate how the land-use requirements of Policy SP8 will be achieved through the Masterplan SPD process. This is noting that Policy SP8 stipulates that a planning application will only be approved where it adheres to the SPD. It follows that the SPD must provide confidence that what it depicts is deliverable and acceptable to the Council at the point of planning application determination.

Given that work on the Masterplan SPD has not yet commenced, we must reserve our position. However our client anticipates that these matters can be examined alongside the Council on the Masterplan SPD and prior to the submission of the Plan and looks forward to working with the Council on this.

### Approach

Our client supports the Masterplan-approach to the site’s delivery in principle set out at criteria 2 and 3 of Policy SP8. Criteria 3 refers to a “planning application” (singular) for the site. As the Council is aware, part of the allocation at the east is owned by the Church Commissioners. While all parties are working positively together, there is no formal arrangement at this time such that a single planning application for the whole allocation can be guaranteed. Criteria 3 should therefore be modified to “planning application(s)”.

### Access to Remaining Green Belt

Criteria 5 iii c) requires access to be provided to the remaining Green Belt. To avoid ambiguity, it should be made clear that this relates only to any green infrastructure requirements which cannot be provided within the allocation boundary as the wider area of Green Belt beyond is farmed would not be managed or maintained for public access.

## Highways Access

Criteria 5 iv) requires that the allocation delivers vehicular access from a) Mill Lane roundabout on the A194 and b) Durham Drive. This is fully supported and justified by the evidence, however the policy should be modified to make clear that the Mill Lane roundabout is the 'Primary' access and Durham Drive 'Secondary' access (two points of access). This is necessary to avoid ambiguity and to ensure that a safe and suitable access strategy and hierarchy to the site is achieved whilst ensuring that the residential amenity of residents on Durham Drive is protected. The locations of these points of access are shown by the Council's Indicative Layout Plan and Block Plan on page 22 of the Site Capacity and Opportunity Paper (2024). These locations are supported and should be carried forward into the SPD other than to note that the plan includes a fourth access from the Lakeside Inn which is not justified or identified as necessary by the evidence base. Please see Appendix A for accompanying Highways Representation by i-Tranport.

## Green and Blue Infrastructure Provision

Criteria 5 vii requires that a well-connected network of good quality green and blue infrastructure is provided and requires development to avoid and mitigate the impact of development on biodiversity, wildlife corridors and ecological designations. It also requires biodiversity net gain (at least 10%) to be delivered in accordance with Policies 33, 34, 25 and 36. Again the Masterplan SPD will need to define how this is achieved whilst not compromising the delivery of 35 net hectares of residential development land within the allocation boundary which is critical to achieving at least 1,200 houses noting that land outside of the boundary will be considered 'off-site' in terms of the mitigation hierarchy.

Criteria 5 ix requires existing SUDS to be protected and new SUDS provided. Given the topography of the area and the requirements to discharge into Monkton Burn and Calf Close Burn, the SUDS provision to accommodate 1,200 houses will need to be provided within the allocated area. Again this will be examined with the Council through the Masterplan SPD so that the 35 hectares of residential land is not compromised.

## Design Quality

Criteria x) requires the development to embed sustainable and high-quality design principles throughout the site and be in accordance with the design code principles set out in the Masterplan SPD. Whilst our client is committed to achieving a well-designed development, the design principles in the Masterplan need to be realistic and achievable noting all of the site requirements of Policy SP8. Again we look forward to examining this with the Council on the Masterplan SPD.

## Delivery

On other matters, we note the allocation is broadly assessed by the 2023 Strategic Housing Land Availability Assessment ('SHLAA') as Site SFG075. The SHLAA identifies the following trajectory for SFG075:

				1	2	3	4	5	6	7	8	9	10	11	12	13
2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39
						20	50	70	150	150	150	150	150	150	100	60
				140					750					310		

Our client is in broad agreement with the above site trajectory which is realistic and achievable. Based upon adoption of the Plan in 2026, the allocation is able to deliver at least 140 dwellings in the first 5 years of the Plan period with completion by 2038/39, if not sooner. Our client can hereby confirm its intention to submit a planning application at the earliest opportunity following the adoption of the Plan and SPD, which would be a hybrid application securing outline planning permission for all of its land along with detailed permission for site-wide infrastructure to support accelerated housing delivery and most likely a first phase of housing development which would include the 140 dwellings in the above trajectory. Our client and Savills can confirm strong housebuilder interest and appetite for the site, which represents one of the most attractive locations in the Borough to the market, and early delivery. Once infrastructure is delivered and housebuilding is underway, our client envisages at least 3 housebuilders each delivering simultaneously which would achieve at least the 150 dwellings per annum in the trajectory. The allocation would logically be built from west to east focused initially from the Mill Lane roundabout primary access moving eastwards and then from the secondary points of access from Durham Drive in the locations shown on the Council's Indicative Layout Plan and Block Plan (2024).

#### 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.*

To ensure soundness, Policy SP8 should be modified as below (underlines showing modification):

Criteria 1: "The allocation will deliver ~~approximately~~ at least 1,200 homes."

Criteria 3: "...the Council will only approve a planning application(s)..."

Criteria 5 iii c): "Providing access to the remaining Green Belt as related to the development proposed."

Criteria 5 iv: "deliver vehicular access roads to the site, from:

- a) Mill Lane roundabout on the A194 (primary access);
- b) Durham Drive (secondary access).

(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? <i>(Please select one answer with a tick)</i>			
Yes	X	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**

We have an unresolved objection to this part of the Plan which requires participation at the examination where it can be discussed further.

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	X	No	
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*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.*

Spatial Planning  
South Tyneside Council  
South Shields Town Hall & Civic Offices  
Westoe Road  
South Shields  
NE33 2RL

Our Ref: VE/ITM12288  
Date: 26 February 2024

By E-mail only

Dear Sirs

## South Tyneside Publication Draft Local Plan – Consultation Response

These representations are made on behalf of Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral and relate to the proposed sustainable urban extension referred to as Fellgate Sustainable Growth Area (SGA) within the South Tyneside Publication Draft Local Plan. These representations focus on the transport-related aspects of the Fellgate SGA including the proposed access arrangements for the site and the overarching movement strategy for the development.

i-Transport has provided advice and support to Laverick Hall Farm Ltd's in respect of the site for a number of years, as part of a multi-disciplinary consultant team. We are familiar with the site and the surrounding highway and other movement networks and have prepared a comprehensive Transport and Highways Appraisal in relation to the site and adjoining land areas which has previously been submitted to inform the Authority's consideration of the potential development site. Laverick Hall Farm Ltd (LHFL) and the Dean & Chapter of Durham Cathedral (DCDC) are keen to offer their support to the proposed Fellgate SGA allocation.

### [South Tyneside Publication Draft Local Plan](#)

South Tyneside Council (STC) proposes a number of strategic housing allocations within its Draft Local Plan (DLP) including, under Policy SP8, the Fellgate SGA which it is intended to deliver approximately 1,200 homes and supporting infrastructure and community facilities. LHFL and DCDC control much of the land within the proposed allocation. The site lies immediately adjacent to A194 Leam Lane to its west, and south of the existing Fellgate residential community.

Policy SP8 states, at paragraph 5.iv that the development of the new sustainable community shall:

***"Deliver vehicular access roads to the site, from:***

- a) Mill Lane roundabout on the A194;***
- b) Durham Drive.***

The capacity of these proposed accesses was considered as part of the Council's earlier Sustainable Accessibility Review (2021) which recommended that access to the site is achieved from A194 / Mill Lane junction and from Durham Drive.

A further, more detailed assessment of the proposed accesses was conducted as part of the A194/A184 White Mare Pool Junction Study, conducted by Systra on behalf of STC in 2021, based on an assumed development quantum of 1,500 dwellings with a 'typical mode share'. This assessment concluded that the proposed access arrangements could accommodate the forecast traffic levels and this accorded with the detailed technical analysis contained within i-Transport's Transport and Highways Appraisal which demonstrated that an enlarged junction at A194 Leam Lane / Mill Lane would be sufficient to serve upwards of 1,500 dwellings on the site. It therefore is concluded that the proposed access arrangements set out within Policy SP8 of the current DLP are capable of accommodating the now lower quantum of 1,200 dwellings proposed on the Fellgate SGA.

Paragraph 5.32 of the DLP states that ***"Details of all necessary on and off-site highway works and improvements, together with a timetable for their implementation, shall be agreed with the Council as part of the comprehensive masterplan and any future planning applications."***

The impacts of the wider Local Plan proposals upon the surrounding local and strategic highway network have been comprehensively assessed by the Council's consultants, and in conjunction with National Highways. The results are presented within a suite of evidence-based documents prepared by the Council and its consultants, in support of the Draft Local Plan. We welcome the opportunity to work with the Council through its development of the Fellgate SGA Supplementary Planning Document (SPD), to ensure that appropriate on and off-site highway infrastructure can be delivered as part of the wider aspirations for the sustainable growth area.

Policy SP8 very clearly states:

***"Development of this new sustainable community shall: ...***

***iii. Embed sustainable and active travel options and reduce the dominance of car traffic and improve permeability by:***

- a. Enhancing access to existing local facilities and services, where appropriate***
- b. Incorporating convenient and where appropriate, segregated, safe, and high-quality bus, pedestrian, and cycle routes within the site that connects to existing networks within South Tyneside and neighbouring authorities where possible***
- c. Providing access to the remaining Green Belt***
- d. Enhancing access and facilities for pedestrians and cyclists to Fellgate Metro Station"***

The desire to embed sustainable travel patterns sits at the heart of the Fellgate SGA and for LHFL and DCDC's aspirations for the development. The requirement to enhance and maximise connections to existing facilities within the existing Fellgate estate (*para 5.30 of DLP*) including the Fellgate Metro station, is supported, and points to the creation of a movement hierarchy within the development which places pedestrian and cycle needs at the top, followed by public transport and finally private cars.

This hierarchy should also be translated into the proposed access hierarchy, with the majority of vehicular traffic directed towards the proposed A194 / Mill Lane access, which gives direct access to the key local and strategic highway network surrounding the site and, as set out above, has been designed to accommodate significant additional traffic volumes generated by the development.



The accesses on Durham Drive should therefore be considered as secondary accesses serving the local catchment and facilitating links between the Fellgate SGA and the existing Fellgate estate. This will sit comfortably alongside the aspiration for Durham Drive to accommodate key active travel connections between existing and proposed community uses and to emphasise the importance of the route as a connection to the Fellgate Metro station.

Focussing traffic movements onto the A194 / Mill Lane access will assist in the delivery of high-quality bus routes within the site and integrated with existing routes around Durham Drive and through Fellgate and destinations beyond.

[Fellgate SGA SPD: Scoping Report and SP8: Fellgate – Site Capacity and Opportunities Paper \(2024\)](#)

The SPD Scoping Report notes:

***“2.5 It is intended that the SPD provides detailed advice on how policy SP8 will be applied and will:***

- detail the Council’s visions and aspirations for Fellgate Sustainable Growth Area;***
- facilitate the delivery of Fellgate Sustainable Growth Area to ensure that the site is delivered in a comprehensive and coordinated manner; and***
- provide a basis for informed and transparent decision making on planning applications.”***

LHFL and DCDC welcome the opportunity to work with the Council in the development of the SPD over the coming months, to achieve the aspirations set out within Policy SP3: Spatial Strategy for Sustainable Development and SP8: Fellgate Sustainable Growth Area.

The transport inputs to the SPD should ensure that the comprehensive masterplan developed for the Fellgate SGA maximise the opportunity for movements within the site to be made by active and sustainable travel modes, consistent with the aims set out in Policy SP8. There will need to be networks of high quality pedestrian, cycle and public transport routes across the site allowing residents to access the new community facilities within the site and tying into and enhancing the connections to existing facilities within Fellgate and to the Fellgate Metro station.

It is noted that the SPD Scoping Report again references the requirement for vehicular access to be delivered from Mill Lane roundabout on the A194 and Durham Drive. These requirements are very much supported and are considered to provide appropriate primary and secondary access to the development. However, the Site Capacity and Opportunities Paper identifies four potential site accesses on Figure 3.3.5 Indicative Layout and Block Plan. These four accesses include two points of access onto A194 Leam Lane and two points of access onto Durham Drive.

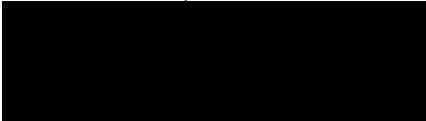
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As outlined above, the proposed enlarged A194 / Mill Lane roundabout will have sufficient capacity to accommodate the forecast traffic levels associated with the Fellgate SGA and the Durham Drive accesses are intended to provide secondary, local access to the site, with an emphasis on active and sustainable modes using the connections onto Durham Drive. There is therefore no evidence to justify the requirement for the provision of a second access onto A194 Leam Lane, over and above the primary access via the Mill Lane roundabout. It is therefore respectfully requested that this access is removed from the Indicative Layout and Block Plan.

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The SPD Scoping Report outlines the draft programme for completion of the Fellgate SPD preparation, noting that the draft document is expected to be completed by Summer 2024. i-Transport and the wider consultancy team representing Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral welcomes the opportunity to assist the Council in the development of the SPD over the coming months.

Yours sincerely



**VANESSA EGGLESTON**

Partner

for i-Transport LLP



CC: LHFL, DCDC



# Regulation 19 Local Plan Consultation Representation Form

Please return this form by midnight on Sunday 25 February 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)

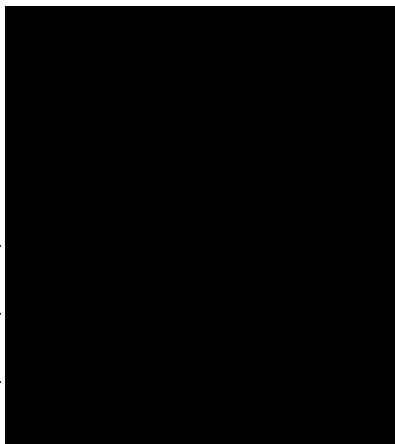
- Part B – Your representation(s)

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		Mr
First Name		Neil
Last Name		Morton
Job Title (where relevant)		Director
Organisation (where relevant)		Savills
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	Savills
Client (if relevant)	Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral

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

Paragraph	
Policy	Policy SP16: Housing Supply and Delivery
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		X
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.

We have set out our concerns with the overall level of housing supply provided for by Policy 16 and the Plan as a whole in our responses to Policies SP2 and SP3 which for brevity should be 'read-over' into our response to Policy SP16.

Additional comments in respect of Policy SP16 are provided below:

#### Windfalls

The Council's housing supply calculations (see Table 2 of the Plan) assumes 37 dwellings per annum will be completed on windfall sites from year 6 of the plan i.e. between 2029 – 2040 (12 years x 37 = 444 dwellings). Given that the Council has chosen to include a windfall allowance within its 'committed supply' rather than as flexibility, the NPPF (paragraph 71) is clear *that "where an allowance is made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply" and "any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends."* This will be a matter for the Council to demonstrate at examination.

### Brownfield Register

The Council's housing supply calculation includes 30 dwellings from the Brownfield Register, however it is not clear whether these sites are different to the general windfall allowance so that there is no double-counting. This is particularly important given the limited flexibility in the Plan.

### Housing Delivery

Given the limited lack of flexibility in the Plan, it is imperative that the Council must maintain a sufficient supply of housing land over the plan period in accordance with Policy SP16 and maintain a rolling five year supply of deliverable housing sites, including appropriate buffers. Again, given the limited flexibility of the Plan, in our response to Policy 58 Implementation and Monitoring, we have set out that an additional contingency measure of a Local Plan review should be introduced where this cannot be demonstrated on an ongoing basis.

In our response to Policy SP8 we confirm that the housing trajectory for 1,200 houses at the FSGA is considered realistic and achievable.

#### 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.*

*(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	X	No	
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**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**

We have an unresolved objection to this part of the Plan which requires participation at the examination where it can be discussed further.

#### 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	X	No	
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*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.*



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## Part A: Your Details

	Personal Details*	Agent's Details (if applicable)
Title		Mr
First Name		Neil
Last Name		Morton
Job Title (where relevant)		Director
Organisation (where relevant)		Savills
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	Savills
Client (if relevant)	Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral

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

Paragraph	
Policy	Policy 58: Implementation and Monitoring
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		X
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.

Policy 58 provides the Local Plan's policy for implementation and monitoring.

With reference to our response to Policy SP3 Spatial Strategy, and without prejudice to our submission that the Safeguarded Land designation of the remaining Fellgate Sustainable Growth Area should be reinstated as per the Regulation 18 Plan, it is clear that this Regulation 19 Local Plan is fragile and provides very limited flexibility in providing a surplus housing supply of only 55 dwellings against the bare minimum housing need up to 2040.

If housing supply does not come forward as the Plan envisages or should housing need change from the bare minimum provided by the Plan, then there is therefore a very real risk of policy failure.

Whilst Policy 58 identifies seven contingency measures, none of these include a partial or full review of the Local Plan. This should be added to the policy. This is necessary because if none of the seven contingency measures are sufficient to address a shortfall in housing supply, there is currently no measure to trigger a review of the Plan which may be the only way of addressing the shortfall such that the Plan becomes ineffective. This is particularly noting the Green Belt

nature of the authority where alternative sources of housing supply are unlikely to arise within the scope of the Plan and noting that Green Belt release has already been required to help meet the bare minimum housing need in this Plan.

Indeed, the supportive text (para 8.16) to Policy S16 identifies a partial early review of the Plan which may include additional Green Belt release for housing is identified as a contingency measures. For consistency, this should be added to Policy S58.

It is noted that a 'potential review of the Plan' is included as a 'potential action for contingency' within the Implementation and Monitoring Framework in Appendix 3 of the Plan and therefore again this contingency measure should also be included within Policy 58 itself for consistency.

It should also be clear to the reader of the Local Plan what circumstances would trigger a partial or full review of the Local Plan, for example should it become not possible for the Council to demonstrate a 5 year supply of deliverable housing land.

#### 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.*

An additional contingency measure should be added to Policy 58 to state:

“A partial or full review of the Local Plan where it is not possible to evidence a rolling five-year supply of deliverable housing sites or that housing delivery is falling below the Housing Delivery Test over a rolling three year period.”

*(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.

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Yes	X	No	
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Reps Masterplan - Land Use Summary				
Land Use	Area		Density	Homes
	Ha	Ac	dph	#
Residential	33.95	83.89	35.5	1205
Existing Development	0.60	1.45		
Local Centre	1.00	2.47		
School	2.00	4.82		
Existing Suds	0.55	1.33		
Proposed Suds	2.72	6.56		
Green Infrastructure	13.68	32.98		
Road Infrastructure	1.80	4.34		
Total (within red line)	56.30	137.83		1205

Date	Rev.	Revisions
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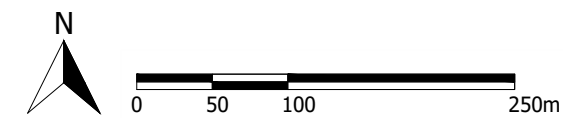
- Site Boundary
- Existing Development
- Community Facilities
- Residential
- Road Infrastructure
- Green Infrastructure
- New Suds
- Existing Suds
- Water Main

Open Space Requirement:

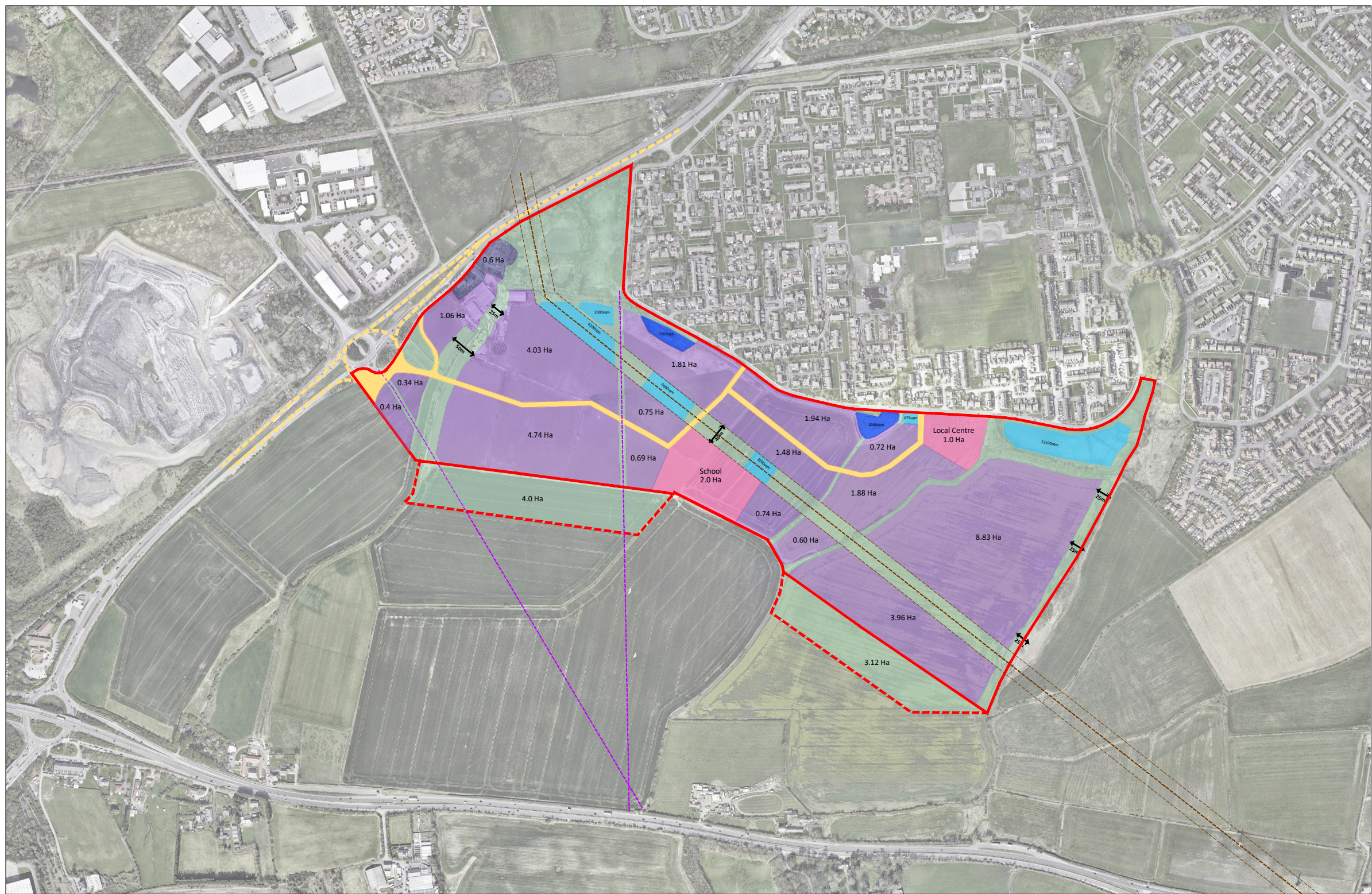
7.22 ha per 1,000 population, i.e. 1,200 homes x 2.4 pph - 2,880 persons / 1,000 x 7.22 = 20.8ha POS.

Open Space Provision:

13.68 ha within red line  
7.12 ha outside red line  
20.80 ha



Project		
Laverick Park Fellgate		
Title		
APPENDIX A Local Plan Reps Masterplan		
Job	Drawing No.	Rev.
16006	14	A
Drawn	Scale	Date
TS	NTS	02/2024



Indicative Concept Layout



Spatial Planning  
South Tyneside Council  
South Shields Town Hall & Civic Offices  
Westoe Road  
South Shields  
NE33 2RL

Our Ref: VE/ITM12288  
Date: 26 February 2024

By E-mail only

Dear Sirs

## South Tyneside Publication Draft Local Plan – Consultation Response

These representations are made on behalf of Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral and relate to the proposed sustainable urban extension referred to as Fellgate Sustainable Growth Area (SGA) within the South Tyneside Publication Draft Local Plan. These representations focus on the transport-related aspects of the Fellgate SGA including the proposed access arrangements for the site and the overarching movement strategy for the development.

i-Transport has provided advice and support to Laverick Hall Farm Ltd's in respect of the site for a number of years, as part of a multi-disciplinary consultant team. We are familiar with the site and the surrounding highway and other movement networks and have prepared a comprehensive Transport and Highways Appraisal in relation to the site and adjoining land areas which has previously been submitted to inform the Authority's consideration of the potential development site. Laverick Hall Farm Ltd (LHFL) and the Dean & Chapter of Durham Cathedral (DCDC) are keen to offer their support to the proposed Fellgate SGA allocation.

### [South Tyneside Publication Draft Local Plan](#)

South Tyneside Council (STC) proposes a number of strategic housing allocations within its Draft Local Plan (DLP) including, under Policy SP8, the Fellgate SGA which it is intended to deliver approximately 1,200 homes and supporting infrastructure and community facilities. LHFL and DCDC control much of the land within the proposed allocation. The site lies immediately adjacent to A194 Leam Lane to its west, and south of the existing Fellgate residential community.

Policy SP8 states, at paragraph 5.iv that the development of the new sustainable community shall:

***"Deliver vehicular access roads to the site, from:***

- a) Mill Lane roundabout on the A194;***
- b) Durham Drive.***

The capacity of these proposed accesses was considered as part of the Council's earlier Sustainable Accessibility Review (2021) which recommended that access to the site is achieved from A194 / Mill Lane junction and from Durham Drive.

A further, more detailed assessment of the proposed accesses was conducted as part of the A194/A184 White Mare Pool Junction Study, conducted by Systra on behalf of STC in 2021, based on an assumed development quantum of 1,500 dwellings with a 'typical mode share'. This assessment concluded that the proposed access arrangements could accommodate the forecast traffic levels and this accorded with the detailed technical analysis contained within i-Transport's Transport and Highways Appraisal which demonstrated that an enlarged junction at A194 Leam Lane / Mill Lane would be sufficient to serve upwards of 1,500 dwellings on the site. It therefore is concluded that the proposed access arrangements set out within Policy SP8 of the current DLP are capable of accommodating the now lower quantum of 1,200 dwellings proposed on the Fellgate SGA.

Paragraph 5.32 of the DLP states that ***"Details of all necessary on and off-site highway works and improvements, together with a timetable for their implementation, shall be agreed with the Council as part of the comprehensive masterplan and any future planning applications."***

The impacts of the wider Local Plan proposals upon the surrounding local and strategic highway network have been comprehensively assessed by the Council's consultants, and in conjunction with National Highways. The results are presented within a suite of evidence-based documents prepared by the Council and its consultants, in support of the Draft Local Plan. We welcome the opportunity to work with the Council through its development of the Fellgate SGA Supplementary Planning Document (SPD), to ensure that appropriate on and off-site highway infrastructure can be delivered as part of the wider aspirations for the sustainable growth area.

Policy SP8 very clearly states:

***"Development of this new sustainable community shall: ...***

***iii. Embed sustainable and active travel options and reduce the dominance of car traffic and improve permeability by:***

- a. Enhancing access to existing local facilities and services, where appropriate***
- b. Incorporating convenient and where appropriate, segregated, safe, and high-quality bus, pedestrian, and cycle routes within the site that connects to existing networks within South Tyneside and neighbouring authorities where possible***
- c. Providing access to the remaining Green Belt***
- d. Enhancing access and facilities for pedestrians and cyclists to Fellgate Metro Station"***

The desire to embed sustainable travel patterns sits at the heart of the Fellgate SGA and for LHFL and DCDC's aspirations for the development. The requirement to enhance and maximise connections to existing facilities within the existing Fellgate estate (*para 5.30 of DLP*) including the Fellgate Metro station, is supported, and points to the creation of a movement hierarchy within the development which places pedestrian and cycle needs at the top, followed by public transport and finally private cars.

This hierarchy should also be translated into the proposed access hierarchy, with the majority of vehicular traffic directed towards the proposed A194 / Mill Lane access, which gives direct access to the key local and strategic highway network surrounding the site and, as set out above, has been designed to accommodate significant additional traffic volumes generated by the development.

The accesses on Durham Drive should therefore be considered as secondary accesses serving the local catchment and facilitating links between the Fellgate SGA and the existing Fellgate estate. This will sit comfortably alongside the aspiration for Durham Drive to accommodate key active travel connections between existing and proposed community uses and to emphasise the importance of the route as a connection to the Fellgate Metro station.

Focussing traffic movements onto the A194 / Mill Lane access will assist in the delivery of high-quality bus routes within the site and integrated with existing routes around Durham Drive and through Fellgate and destinations beyond.

[Fellgate SGA SPD: Scoping Report and SP8: Fellgate – Site Capacity and Opportunities Paper \(2024\)](#)

The SPD Scoping Report notes:

***“2.5 It is intended that the SPD provides detailed advice on how policy SP8 will be applied and will:***

- detail the Council’s visions and aspirations for Fellgate Sustainable Growth Area;***
- facilitate the delivery of Fellgate Sustainable Growth Area to ensure that the site is delivered in a comprehensive and coordinated manner; and***
- provide a basis for informed and transparent decision making on planning applications.”***

LHFL and DCDC welcome the opportunity to work with the Council in the development of the SPD over the coming months, to achieve the aspirations set out within Policy SP3: Spatial Strategy for Sustainable Development and SP8: Fellgate Sustainable Growth Area.

The transport inputs to the SPD should ensure that the comprehensive masterplan developed for the Fellgate SGA maximise the opportunity for movements within the site to be made by active and sustainable travel modes, consistent with the aims set out in Policy SP8. There will need to be networks of high quality pedestrian, cycle and public transport routes across the site allowing residents to access the new community facilities within the site and tying into and enhancing the connections to existing facilities within Fellgate and to the Fellgate Metro station.

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As outlined above, the proposed enlarged A194 / Mill Lane roundabout will have sufficient capacity to accommodate the forecast traffic levels associated with the Fellgate SGA and the Durham Drive accesses are intended to provide secondary, local access to the site, with an emphasis on active and sustainable modes using the connections onto Durham Drive. There is therefore no evidence to justify the requirement for the provision of a second access onto A194 Leam Lane, over and above the primary access via the Mill Lane roundabout. It is therefore respectfully requested that this access is removed from the Indicative Layout and Block Plan.

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The SPD Scoping Report outlines the draft programme for completion of the Fellgate SPD preparation, noting that the draft document is expected to be completed by Summer 2024. i-Transport and the wider consultancy team representing Laverick Hall Farm Ltd and the Dean & Chapter of Durham Cathedral welcomes the opportunity to assist the Council in the development of the SPD over the coming months.

Yours sincerely



**VANESSA EGGLESTON**

Partner

for i-Transport LLP



CC: LHFL, DCDC